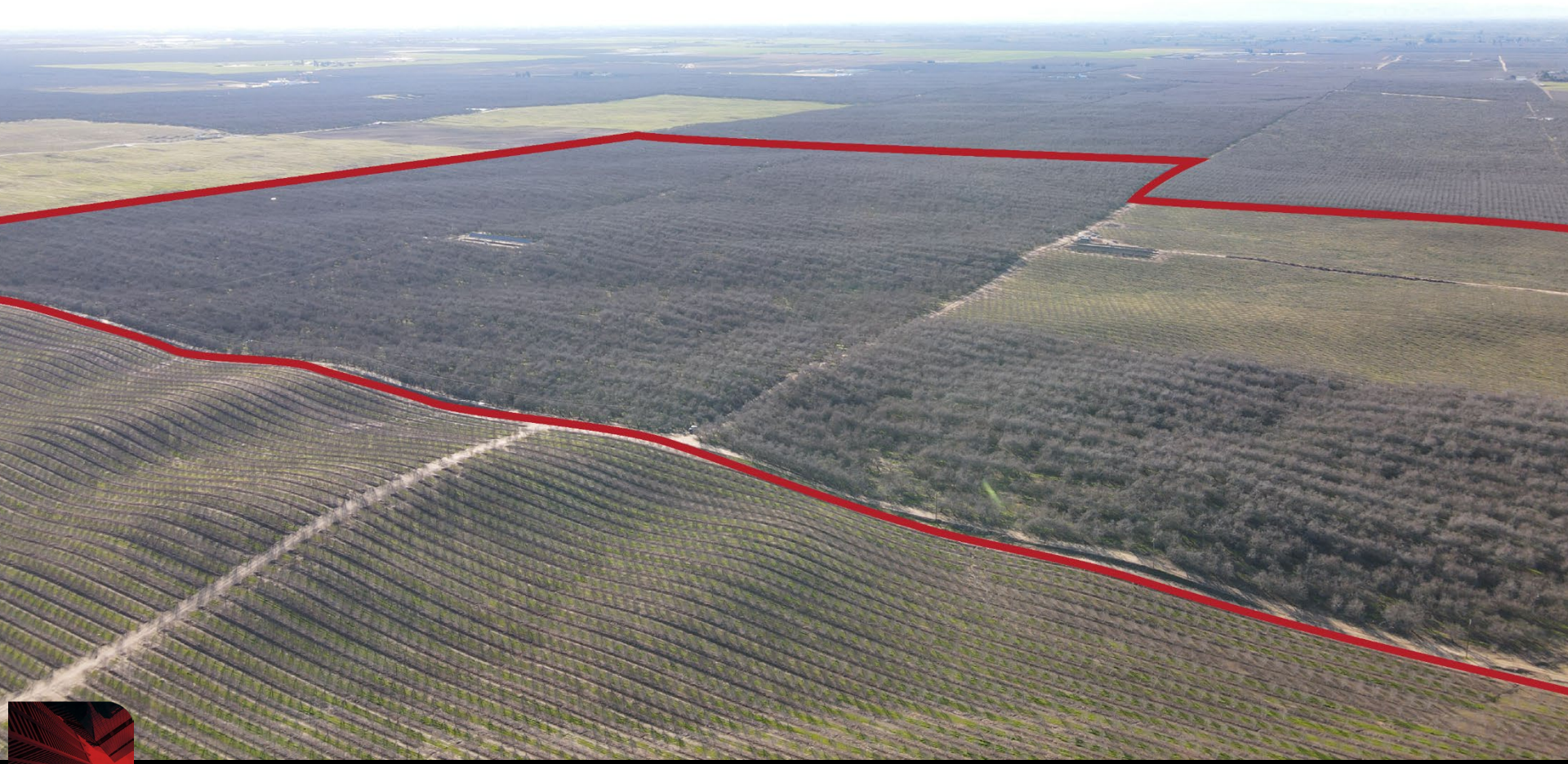
FOR SALE



Montpelier Rd. Hickman, CA

± 380 Acre Almond Orchard

NAI Northgate

XAVIER SANTANA

CEO | Broker
xavier@ngcip.com
925.478.4224
LIC#01317296

PRODUCTION RECORDS

Block	Acres	Year Planted	Variety	Root Stock	Variety	Root Stock	Variety	Root Stock
1	± 247	1999	33% Nonpareil	N/A	33% Carmel	N/A	33% Monterey	N/A
2	± 128	2019	50% Nonpareil	Nemaguard	50% Fritz	Nemaguard		

2020		2021		2022		2023	
Total lbs	Per Acre	Total lbs	Per Acre	Total lbs	Per Acre	Total lbs	Per Acre
671,913	2,720	642,559	1,713	679,779	1,813	533,490	1,423

PROPERTY OVERVIEW





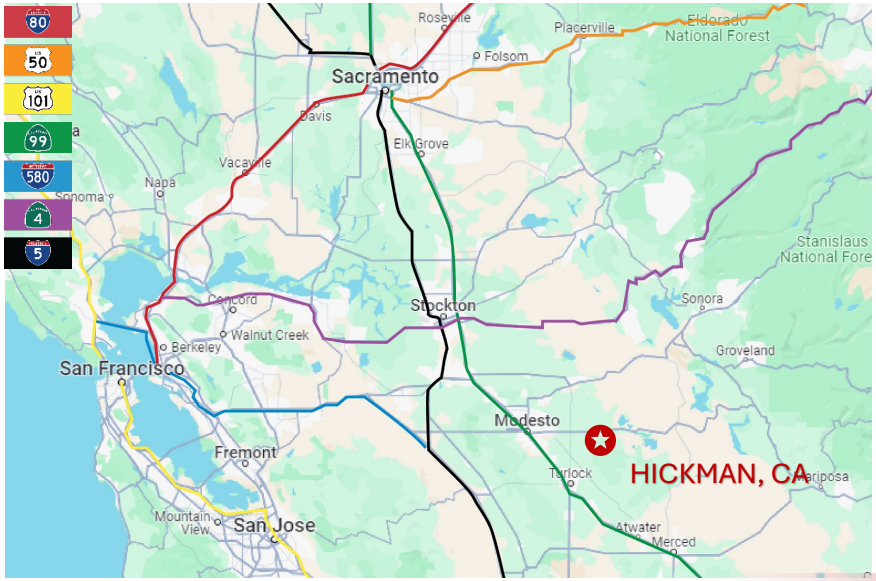
Installation of 2 solar sites has reduced the cost of operating expenses.

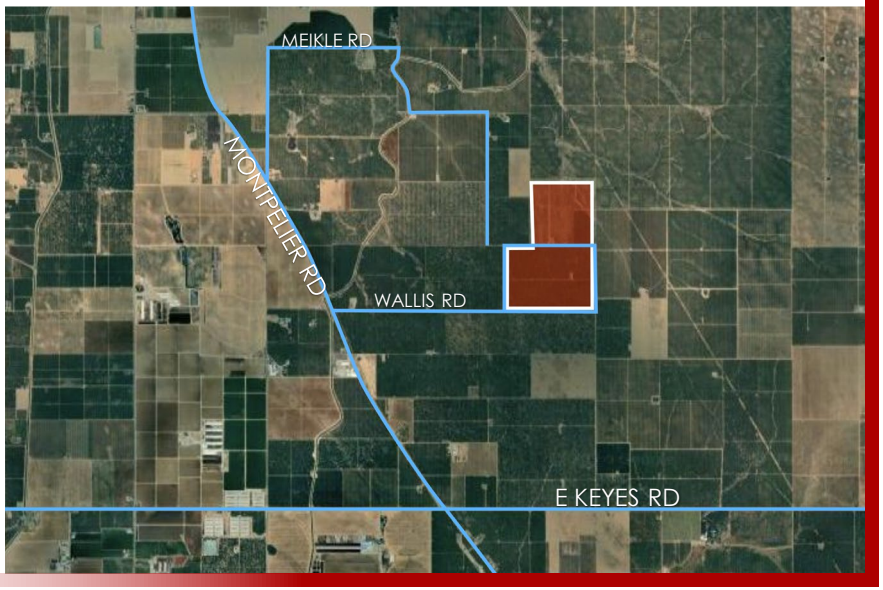
SALE/LEASE PRICE:	Contact Broker
APN: 020-003-010-000	319.2 Acres
APN: 019-030-005-000	61.54 Acres
ZONING:	Agriculture
WILLIAMSON ACT:	Yes
WATER SOURCE:	Well
SOLAR:	2 Sites



HICKMAN, CA

Located in the heart of California's fertile Central Valley, this prime agricultural land in Hickman offers an exceptional opportunity. Nestled against the picturesque countryside, this almond orchard benefits from the region's rich soil and ideal climate. Its strategic proximity to Turlock and Modesto provides convenient access to essential services, markets, and transportation networks.





DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in portfolio sales, apartments, commercial farms and commercial buildings.

ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

27+
YEARS OF COMMERCIAL BROKERAGE

$4 BILLION
IN SALES TRANSACTIONS FROM COAST TO COAST

300K
ACTIVE INVESTORS IN OUR PROPRIETARY DATABASE

16
STATES TRANSACTED

NAI Northgate

INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.

XAVIER SANTANA



CEO | Broker
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