



The Ranch Co.

Agricultural Real Estate Services Since 1965



Oakdale Dairy

Excellent 18 year old facility near Oakdale with permits for over 2,100 mature cows in Stanislaus County.

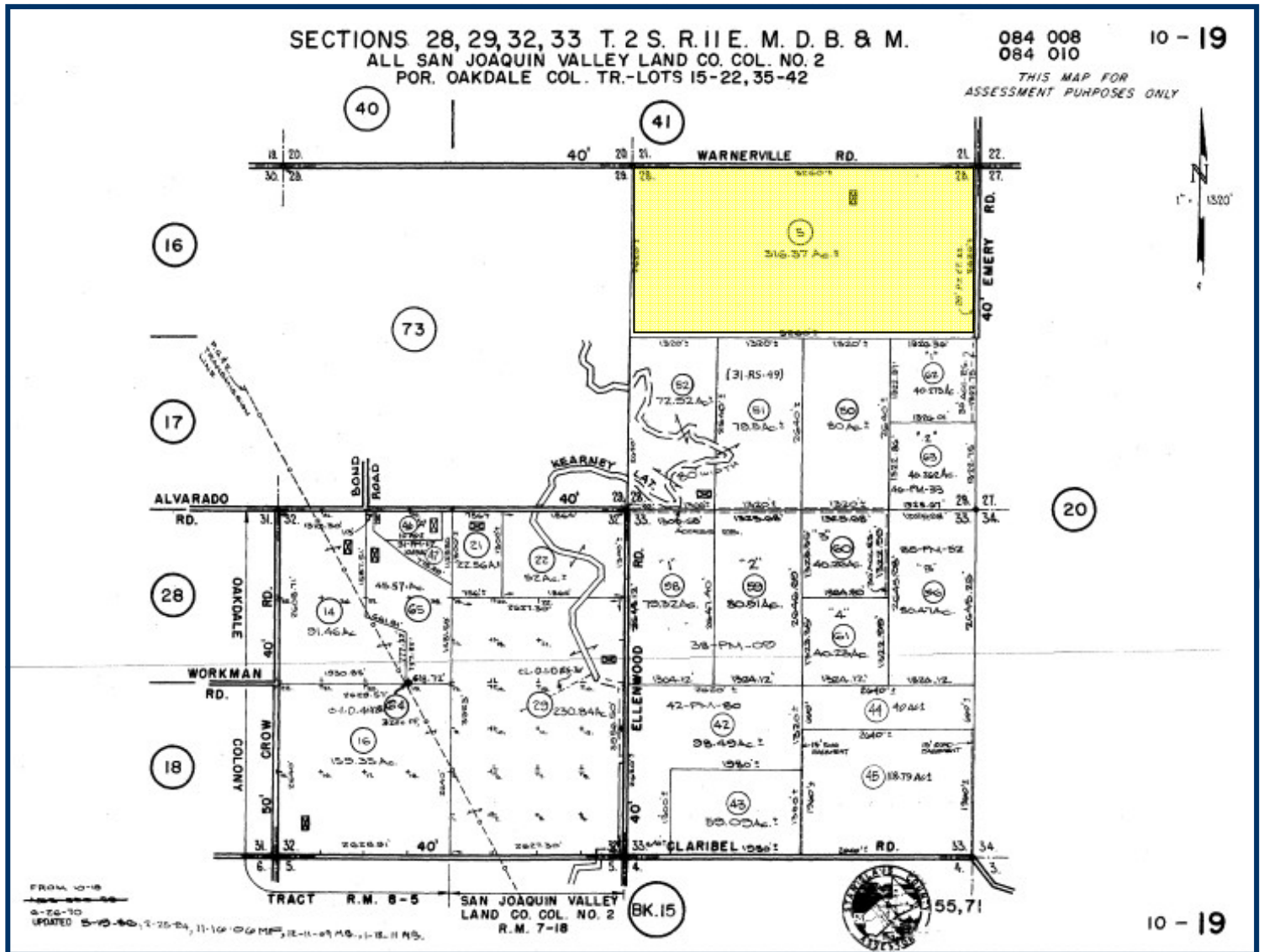
- Acres:** 316.37 +/-, Irrigated cropland and pasture plus dairy facility.
- Location:** Just southeast of Oakdale, 12528 Warnerville Rd.
- APN:** 010-019-005
- Improvements:** Dairy facility with a double-20 herringbone milking parlor and two 7,000 gallon tanks.
Four, 440 cow freestall barns.
Six corrals for dry cows and heifers.
Silage slab, 4 hay barns, commodity barn, shop, and truck scale.
Residence (2,900 sq. ft. +/-) with garage and swimming pool.
Irrigation and domestic wells and pressure system.
- Notes:** Property is in the Williamson Act.
Property is in Flood Zone X.
Dominate soil: Montpelier Coarse Sandy Loom
Air Board: 2,124 milk cows and support except new-borns
Water Board: 2,108 milking and dry or 2,424 with 15% allowance.
- Asking Price:** \$10,500,000

The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Property Parcel Map



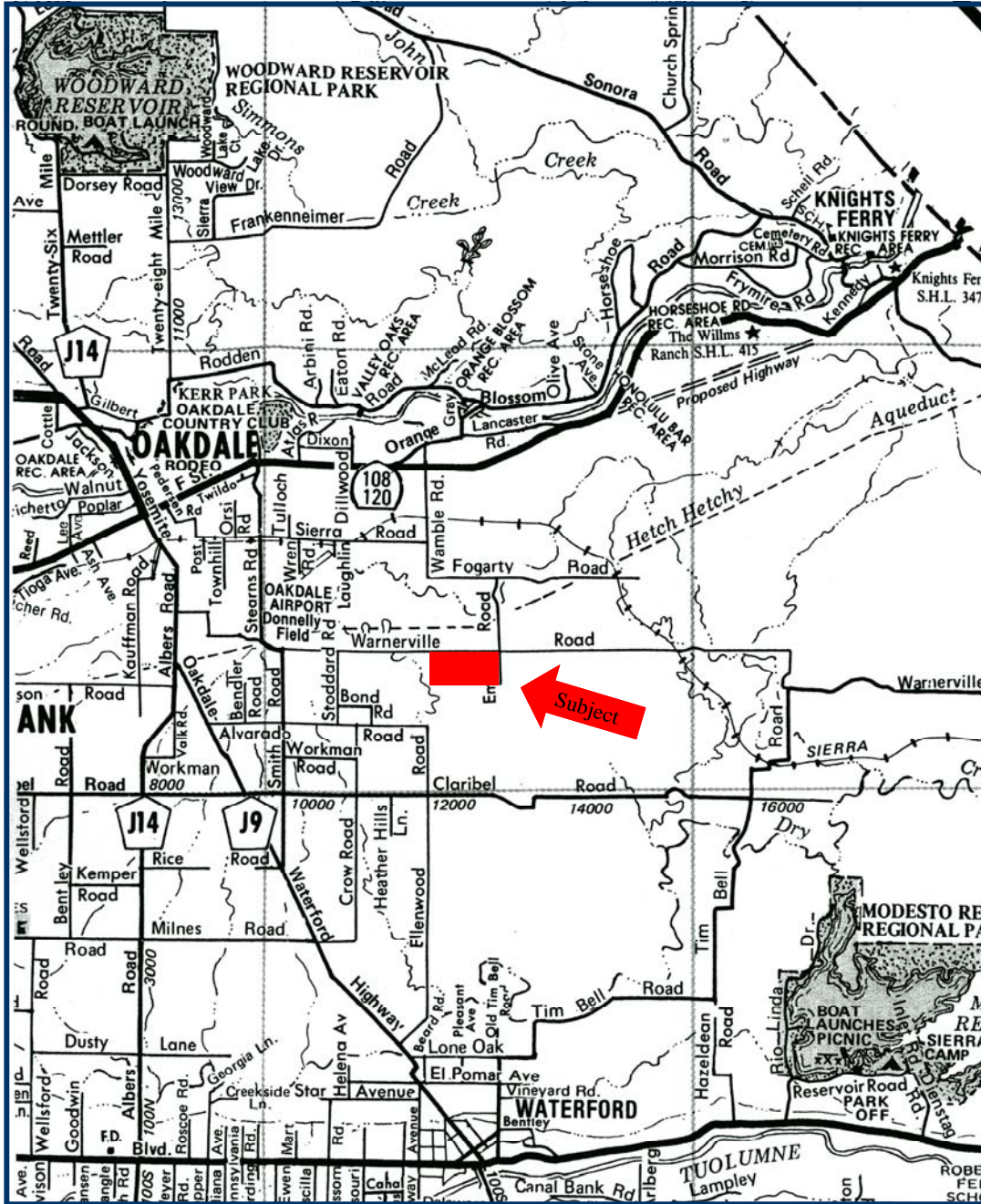
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Location of Property



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Aerial Photo of Property



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Photos of Property



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