



The Ranch Co.

Agricultural Real Estate Services Since 1965



Ripon 62 Acres

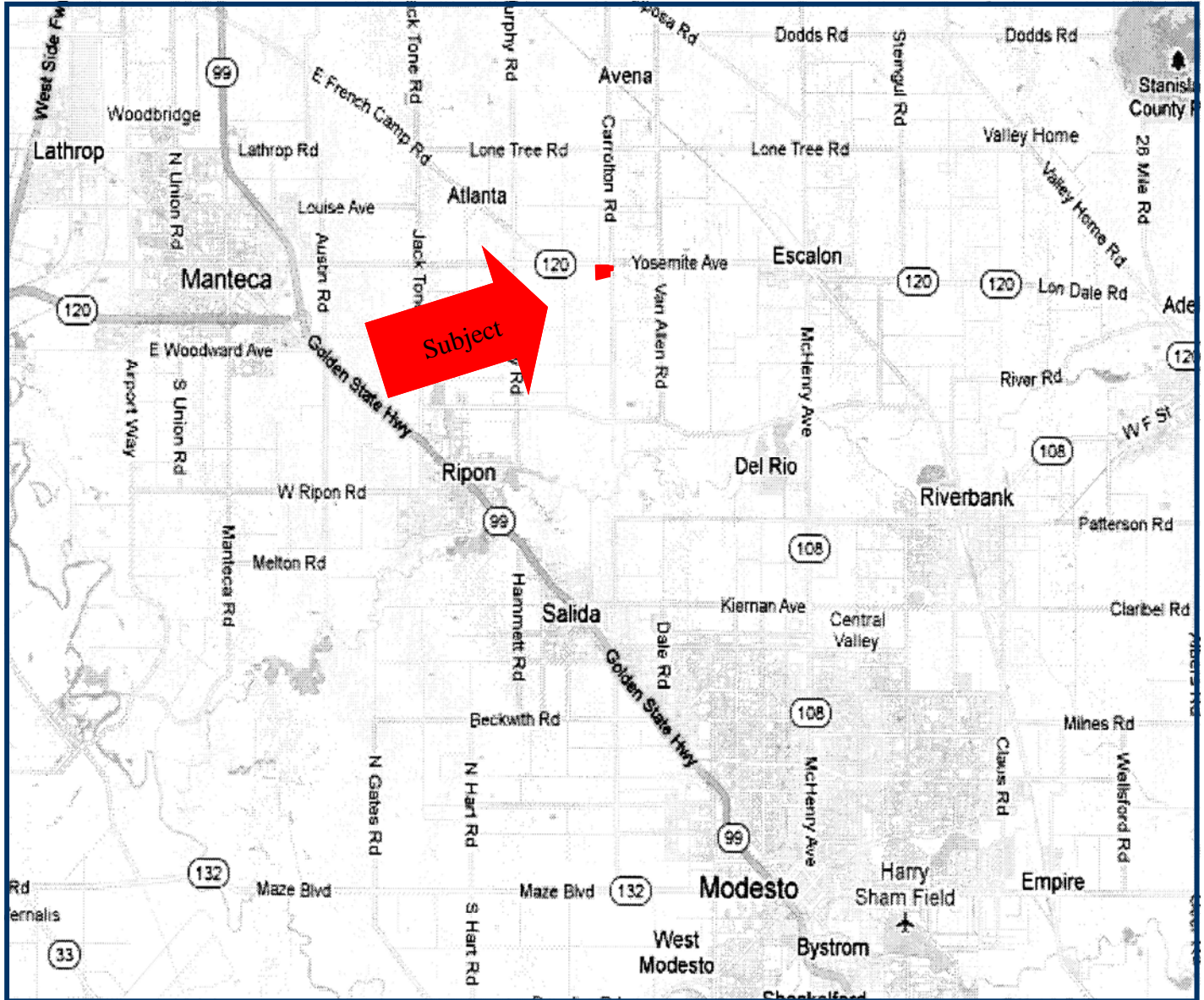
- Acreage:** 61.57 acres
- Location:** 3 miles northeast of Ripon, CA, on the south side of Highway 120, west of Carrolton Road.
- APN:** 245-070-35
- Water:**
- South San Joaquin Irrigation District water
 - One 75 HP well (Newman motor with Floway pump)
 - Solid-set sprinklers (Nelson Rotator & Rain Bird Impact)
- Soil:**
- Veritis fine sandy loam
 - Delhi loamy sand
- Improvements:**
- Residence #1 - 3/2, \$1,150 per month (Leased to 10/2011)
 - Residence #2 - 3/2, occupied by employee
 - Garage - two car
 - Bunkhouse
 - Older Barn
 - Old Packing Shed
 - Two septic systems
 - One domestic well and pressure system
- Plantings:**
- Almonds / Approx. 57 Acres
 - 2/3 Carmel / 1/6 Nonpareil/Aldrich / 1/6 Neplus
 - 19' x 19' diamond
 - 20 years old with substantial replants
 - Fuyu Persimmons / Approx. 3 Acres
 - 10' x 20' rectangular
 - 20 years old
- Lease:**
- Land not currently leased - possession at close of escrow.
 - Residence #1 is subject to lease.
- Notes:**
- Potential lot-line adjustment in process
 - Water, Percolation & Soil Suitability Study available
- Price:** **\$1,870,000**

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

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8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Location of Property



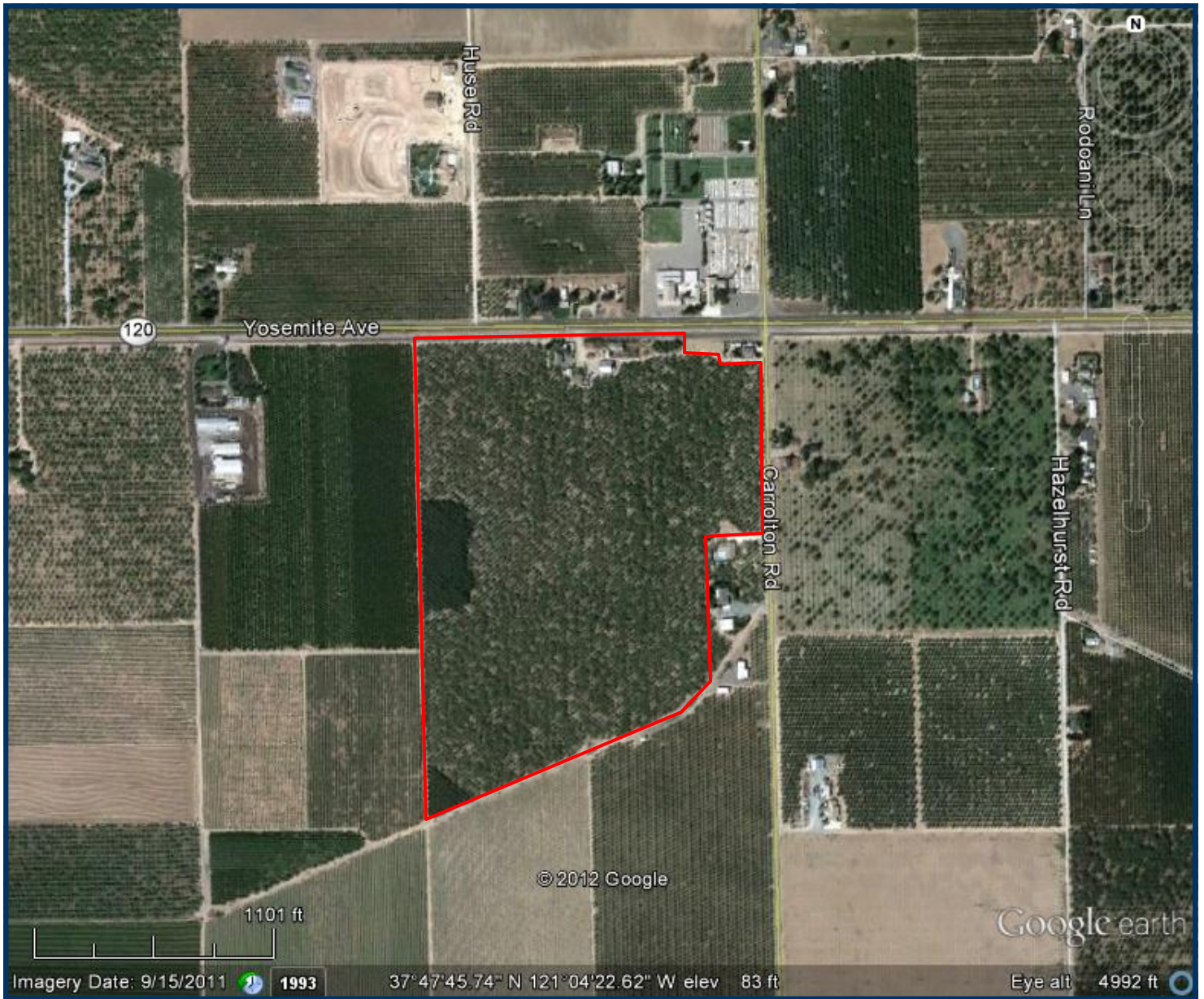
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Aerial Photo of Property



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