

WITH NICE HOME AND BARN!

\$1,920,000 (\$24,270/AC) | 79.11± ASSESSED ACRES

OSPITAL YOUNG ALMONDS

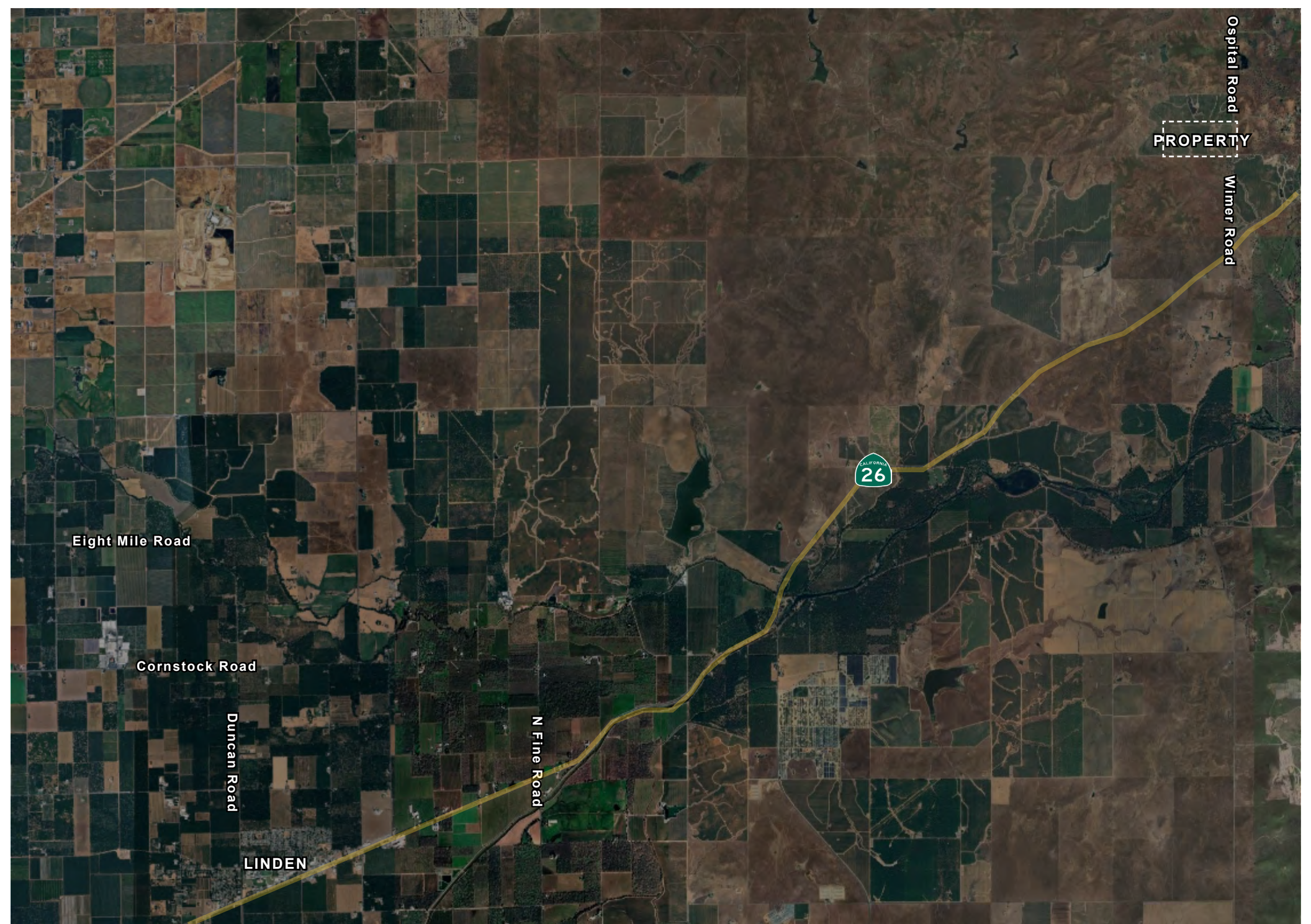
SAN JOAQUIN & CALAVERAS COUNTY, CALIFORNIA



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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729



PROPERTY

Ospital Road

Wimer Road

CALIFORNIA
26

Eight Mile Road

Cornstock Road

Duncan Road

N Fine Road

LINDEN

PROPERTY INFORMATION

PROPERTY LOCATION

Physical Address: 13571 North Wimer Road, Linden, CA 95236. Subject property is on the west side of Ospital Road and a quarter mile north of State Route 26.

PROPERTY DESCRIPTION

Opportunity to purchase 79.11± gross acres of young income producing almonds. Property is currently planted to 2016 Independence almonds on Nemaguard rootstock.

LEGAL

San Joaquin County APNs: 067-260-070, (69.5± AC)
Calaveras County APNs: 050-015-144 (9.61± AC)

SOILS

Pentz Cobbly Sandy Loam
Pentz Bellota Complex
Pentz Sandy Loam
Peters Clay

PLANTINGS

Property is planted to Independence Almonds, 14'x20' spacing, planted 2016 on Nemaguard Rootstock.

BUILDINGS

(1) Home Dwelling: 2,293± SF 3 Bedroom, 2 Bathroom House built in 2005.
(1) Metal Shop for storage

SOLAR

Property has 14 Solar Panels, approximately 3K Watts of power to offset AC cost in the summer.

WATER

The property contains (4) Agricultural Wells: (3) Submersible Wells and (1) 100HP Turbine. This property includes two individual parcels situated in different Groundwater Sustainability Agencies (GSAs): roughly 69.5± AC lie within the North San Joaquin Water Conservation District GSA, while 9.6± AC are within the Eastside Joaquin GSA and Calaveras County Water District.

PRICE/TERMS

\$1,920,000 (\$24,270/acre) cash at the close of escrow. Cultural cost reimbursement for the 2026 almond crop.

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PROPERTY OVERVIEW

PUMP #1- 100 HP
PUMP #2- Submersible
PUMP #3- Submersible
PUMP #4- Submersible

Residential Home

Storage Shed

#1

#4

#3

#2





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CONTACT

Exclusively Offered By

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