



AVAILABLE FOR SALE | 345.76 ± ASSESSED ACRES

STANISLAUS CO ALMONDS

16501 28 MILE ROAD, VALLEY HOME, CALIFORNIA 95361

COLE MONTGOMERY
Vice President - Agricultural Division
t 209-541-7088
cmontgomery@fortuneassociates.com
CA RE Lic. #02107074

 **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

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



SONORA ROAD

SONORA ROAD

28 MILE ROAD

PROPERTY INFORMATION

PROPERTY LOCATION

Physical Address: 16501 28 Mile Road, Valley Home, California 95361.

The subject property is situated along the west side of 28 Mile Road, between Sonora Road and Eastman Road, approximately 1/2 mile south of Eugene, within a productive rural farming corridor of Stanislaus County. The location offers convenient access to regional agriculture infrastructure while maintaining privacy and operational efficiency.

PROPERTY DESCRIPTION

Income Producing Almond Orchard | Stanislaus County, California

An exceptional opportunity to acquire 345.76± assessed acres of established, income-producing almond orchard in the heart of Stanislaus County's premier agricultural region. This well-maintained farming operation offers scale and proven production—making it an attractive acquisition for both owner-operators and institutional investors.

The property is improved with a 2,800± square foot agricultural shop, providing ample on-site storage and operational support for equipment, supplies, and maintenance needs.

WATER

The orchard is irrigated via micro-sprinkler irrigation, supplied by two (2) high-capacity 300 HP agricultural wells, supporting efficient water delivery.

The property lies within the Stanislaus County Groundwater Sustainability Agency (GSA), providing regulatory oversight and long-term groundwater management.

LEGAL

Stanislaus County APN: 002-002-002

Zoning: A-1-40 (Agricultural- 40 Acre Minimum)

PLANTINGS

Year Planted: 2009

Crop: Income-Producing Almonds

Varieties:

- Nonparell
- Aldrich
- Sonora
- Monterey

PRICE/TERMS

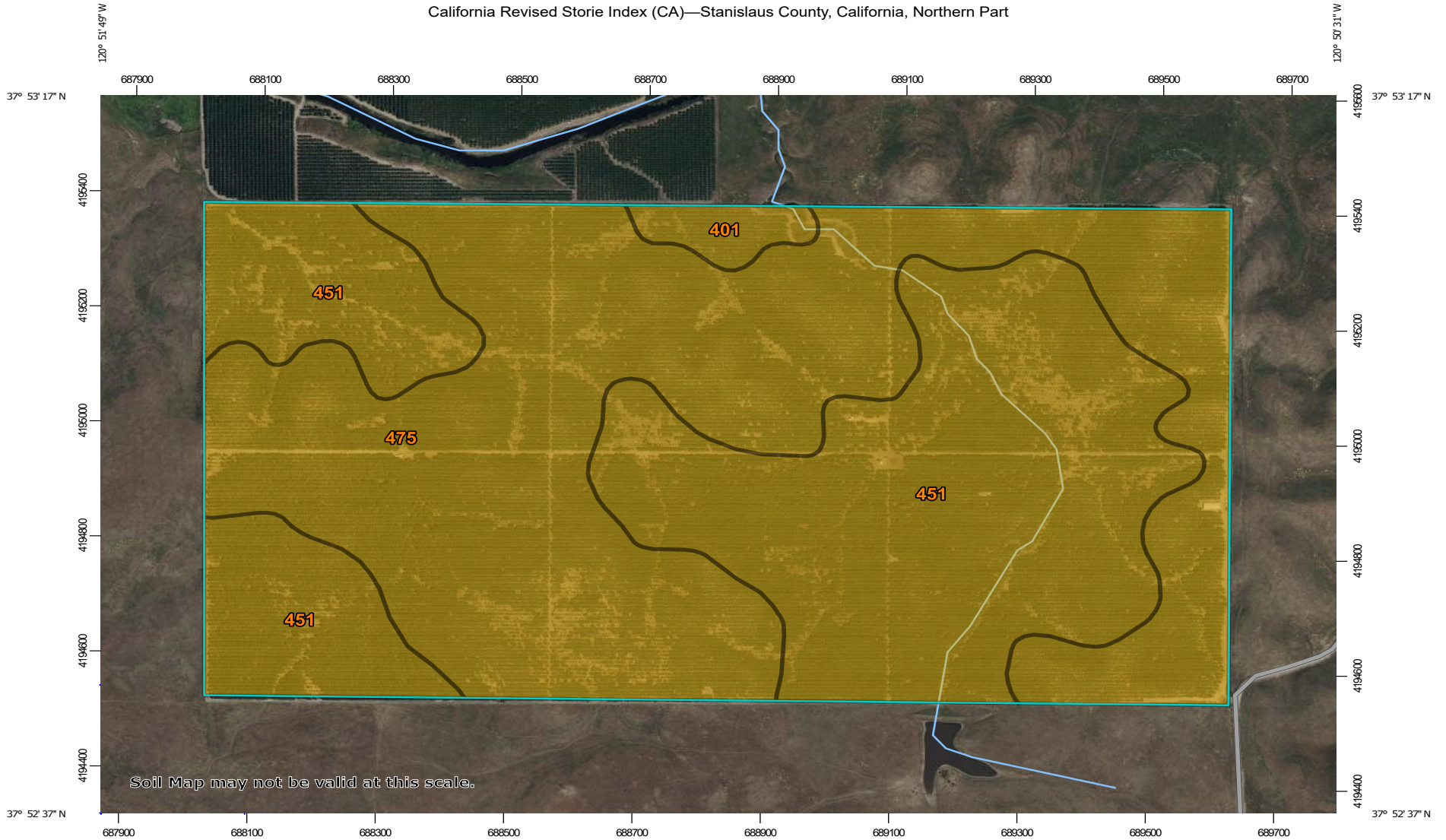
Purchase Price: \$5,134,536

Terms: Cash at the Close of Escrow.

Additional Consideration: Cultural cost reimbursement for the 2026 almond crop to be negotiable.



California Revised Storie Index (CA)—Stanislaus County, California, Northern Part



Map Scale: 1:8,800 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Web Soil Survey
National Cooperative Soil Survey

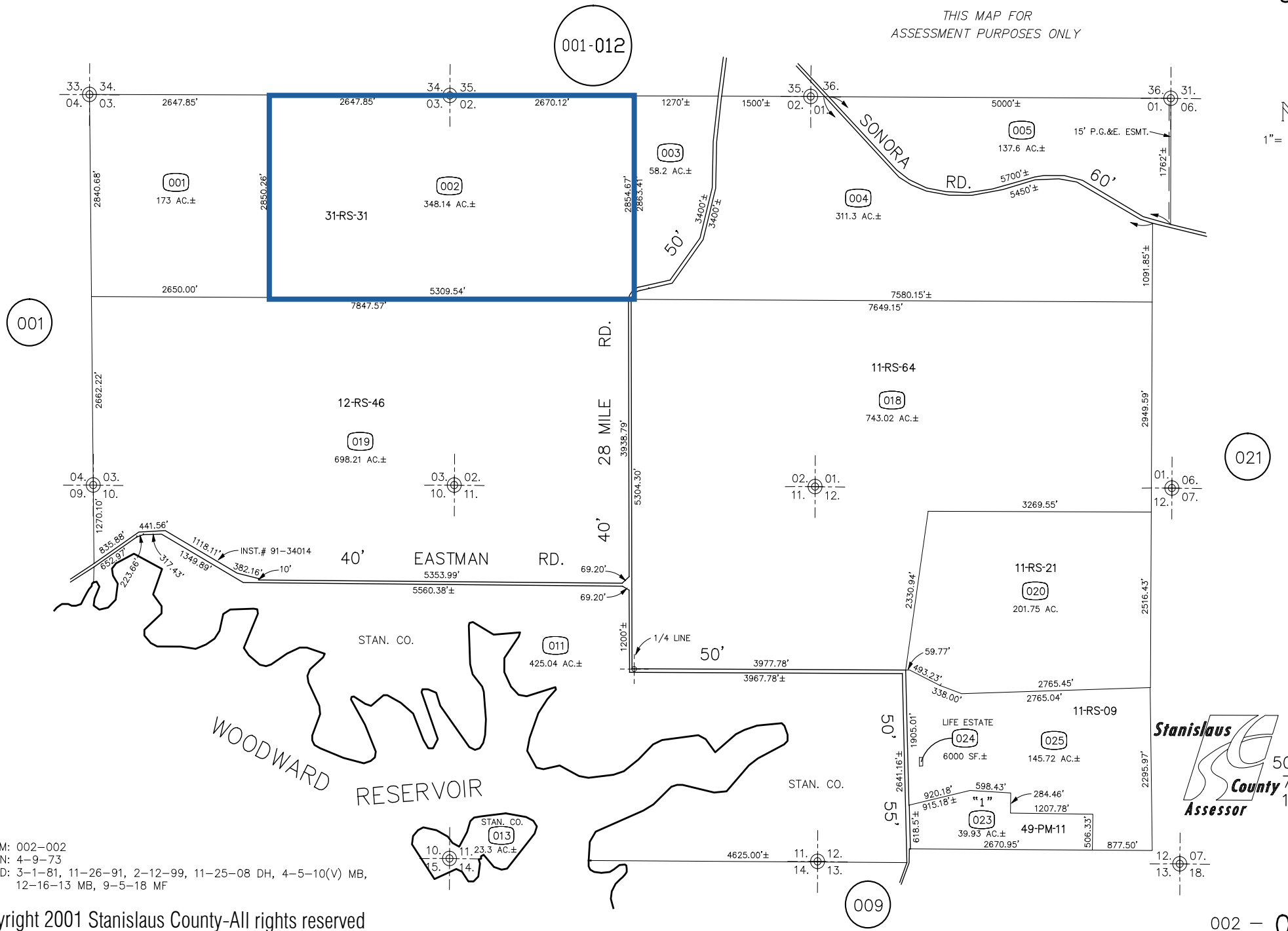
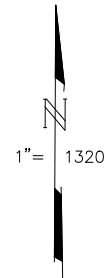
1/29/2026
Page 1 of 4



COLE MONTGOMERY
Vice President - Agricultural Division
t 209-541-7088
cmontgomery@fortuneassociates.com
CA RE Lic. #02107074

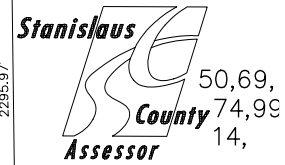
www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500
All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 002-002
DRAWN: 4-9-73
REVISED: 3-1-81, 11-26-91, 2-12-99, 11-25-08 DH, 4-5-10(V) MB,
12-16-13 MB, 9-5-18 MF

Copyright 2001 Stanislaus County-All rights reserved



FORTUNE ASSOCIATES
Commercial Real Estate Brokerage
COLE MONTGOMERY
Vice President - Agricultural Division
t 209-541-7088
cmontgomery@fortuneassociates.com
CA RE Lic. #02107074

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500
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



345.76± ACRES | STANISLAUS COUNTY, CA

CONTACT

Exclusively Offered By

COLE MONTGOMERY

cmontgomery@fortuneassociates.com

209-541-7088

DRE#02107074