

# 8973 MILNES RD.

MODESTO, CA

## OFFERED AT:

\$6,114,440



### 197+/- ASSESSED ACRES

- ✓ 2 SOURCES OF WATER
- ✓ ORGANIC IRRIGATED PASTURE
- ✓ 2 CONTIGUOUS PARCELS

EXCLUSIVELY PRESENTED BY:

**AG LAND CONSULTANTS**  
**DRE#01351857**

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*It's our nature*

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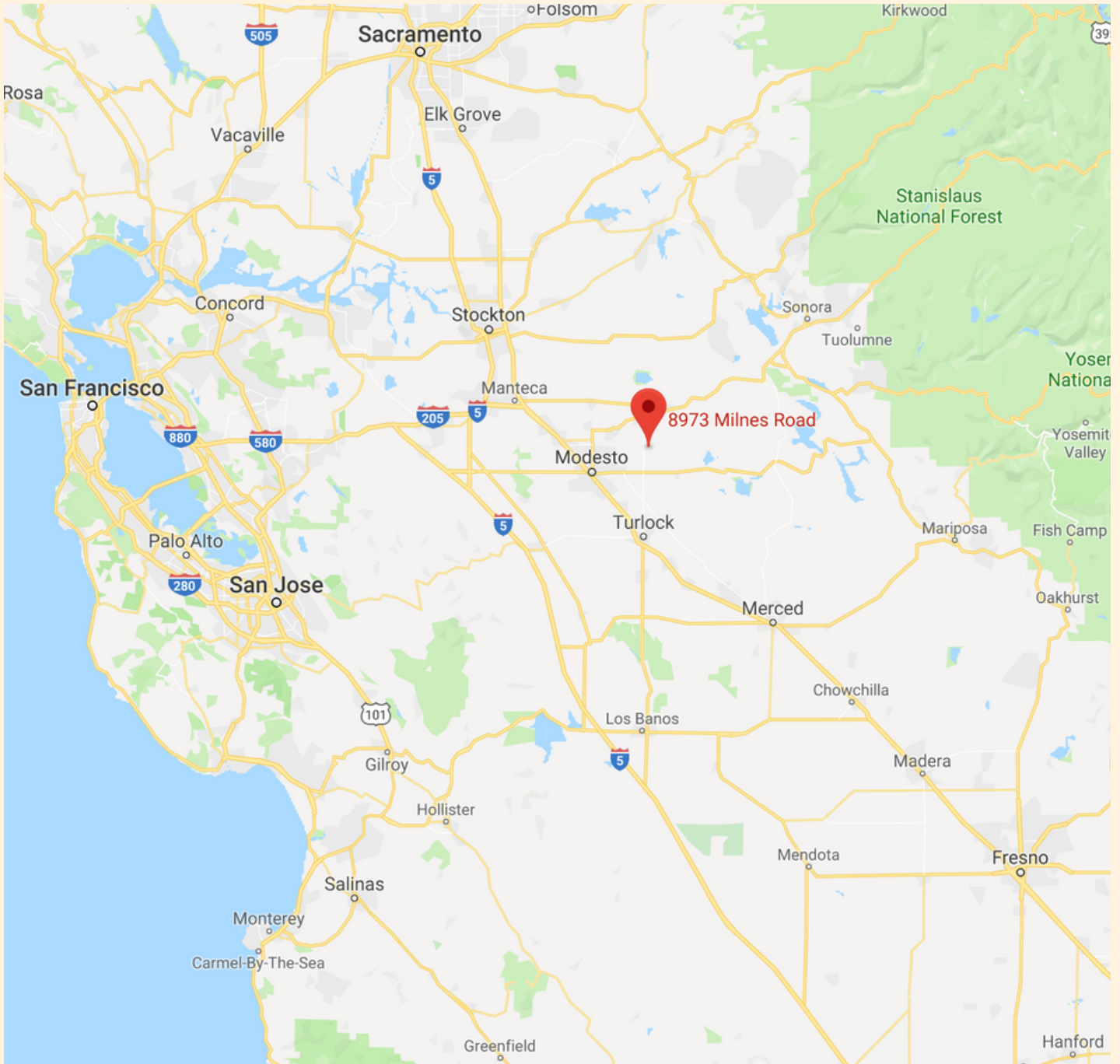
# BOERE RANCH

MODESTO, CA

197+/- ACRES  
STANISLAUS COUNTY



## PROPERTY LOCATION





## PROPERTY DETAILS

### DESCRIPTION:

The Subject property is 197.24 acres comprised of 2 contiguous parcels. Currently used as an organic dairy.

10 ac +/- Dairy Facility

187 ac +/- Organic Irrigated Pasture

### LOCATION:

Located at 8973 Milnes Rd. Modesto, Ca. The property is located less than a mile east of Albers CA-J14 on Milnes Rd.

### LEGAL:

Stanislaus County, CA Parcels

014-022-003      155.24 Assessed Acres

014-021-005      42 Assessed Acres

### ACCESS:

Property has multiple accesses, by one public paved road. Internal access are dirt roads.

### ZONING:

A2-40

### POTENTIAL USE:

The subject property is suitable for permanent plantings. Neighboring properties are planted to thriving almond trees.

### WATER:

The property has access to 2 sources of water the first being a deep well and domestic wells.

Second source, Oakdale Irrigation District on all assessed acres.

### SURFACE WATER DELIVERY:

The property is currently flood irrigated by risers and aluminum pipe sourced from Oakdale Irrigation District.

### UTILITIES:

Provided by MID with multiple meters, capable of high power demand.

### SOILS:

According to the Web Soil Survey of the United States Department of Agriculture's Natural Resource Conservation Service, the ranch is composed of Hopetown loam, Peters clay, and San Joaquin sandy loams series.

### IMPROVEMENTS:

- (4) Homes
- (7) Loafing shades
- (1) Milk parlor, 12 Cow Flat
- 3 Lagoons (water storage)





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