

HANEY & ASSOCIATES AG & ESTATE PROPERTIES

CONNECTING SELLERS & BUYERS OF FINE RANCH ESTATE AND AG PROPERTIES



MULTI-DIMENSIONAL PROPERTY ON 130+ ACRES \$4,995,000

This is a multi-dimensional property on 130+ acres includes 2 parcels, with Almond/Walnut Orchards, excellent Class 1 soils, an Exemplary Traditional Custom Home with a Large Steel Shop! A thoughtfully detailed custom home 2,786 sf, 2/3 bedrooms, 3 bathrooms, custom cabinets and crown molding thru out entire home and a finished 3 car garage. Strategically designed with every room having a view of this beautiful property! This large estate property is in a peaceful and quiet setting overlooking Dry Creek.

The immaculate custom home was built in 2005, with a pitched gabled roof, attractive custom stucco and stone outside, custom landscaping and the inside done in extremely good taste such as the Brazilian Cherry Solid Wood flooring and much more...

2 Almond Orchards

- a. 19.85 acres of 6th leaf Independence
- b. 30 acres of 7th leaf Independence

2 Walnut Orchards

- a. 26 acres of 11th leaf "Howards"
- b. 40 acres of interplant "Chandlers"



**HANEY & ASSOCIATES
AG & ESTATE
PROPERTIES**

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HANEY
— & Associates —
REAL ESTATE

A Classic Traditional Custom Ranch Home

Almond & Walnut Orchards

Amenities

This is a multi-dimensional property on 130+ acres with Almond/Walnut Orchards, excellent Class 1 soils, an Exemplary Traditional Custom Home with a Large Steel Shop! The beautifully designed custom home is 2,786 sf, 2/3 bedrooms, 3 bathrooms, custom cabinets and crown molding thru out entire home and a finished 3 car garage. Strategically designed with every room having a view of this beautiful property! This large estate property is in a peaceful and quiet setting overlooking Dry Creek.

This immaculate custom home was built in 2005, with a pitched gabled roof, attractive custom stucco and stone outside, custom landscaping and the inside done in extremely good taste such as the Brazilian Cherry solid wood flooring and much more...

Kitchen, custom cabinets tastefully finished in antique white, Caesar Stone counters with finished edges. Gas range (5) with a designer hood, double ovens, built-in microwave, trash compactor, dishwasher - all appliances in stainless steel. Bar seating and a lovely eating nook. A very nice size walk-in pantry.

The master bedroom with its beautiful subtle tray ceiling design has an oversized walk-in closet and fully usable closet organizers. A gorgeous library is attached to the master bedroom.

The master bathroom has double sinks, sunken jetted tub, and a separate shower, finished with tile.

A gorgeous front door entry and a formal dining room with a beautiful subtle tray ceiling.

The beautiful and inviting family room with 10 ft ceilings has custom cabinets and a gorgeous Italian Marble fireplace built with the famous "Rumsford Design".

The laundry room is complete with custom cabinets, sink, and plenty of counters for folding clothes.

Beautiful plaster walls and double pane Milgard windows throughout home.

(Page 2)

Two central air heaters with two zones and two central air conditioners with two zones for energy efficiency.

Beautifully landscaped and meticulously maintained both front and back yards are on automatic sprinklers and drip. The outside accent lights are on timers.

The gorgeous covered back porch/patio is huge and totally finished, having tinted stamped concrete flooring, canned lighting, ceiling fans, and draw down sun shades. Plenty of room for several dining tables/chairs and space for an outdoor family room.

The 3 car garage is finished with attic access to a huge storage room above.

High grade 50 year composition roof.

The outside stucco is of the highest quality with an old world flair, completed with stone and a traditional gabled roof line.

The usable space and peaceful surroundings lends itself to amazing times with family and friends!

1. 2 Almond Orchards
 - a. 19.85 acres of 6th leaf Independence
 - b. 30 acres of 7th leaf Independence.

2. 2 Walnut Orchards
 - a. 26 acres of 11th leaf "Howards".
 - b. 40 acres of interplant "Chandlers".

3. Orchards are irrigated by sprinklers, micro sprinklers, and drip. Water source is MID canal and private deep well turbine on property. Excellent Class 1 soils.

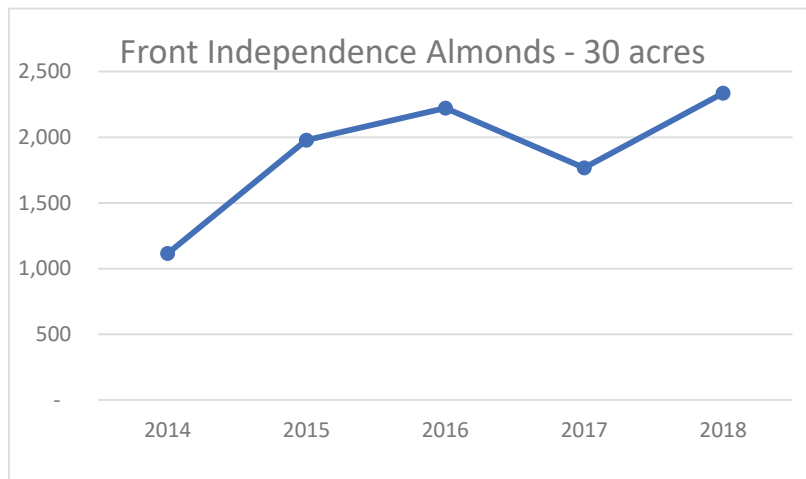
4. Large metal shop with 3 large roll up bay doors

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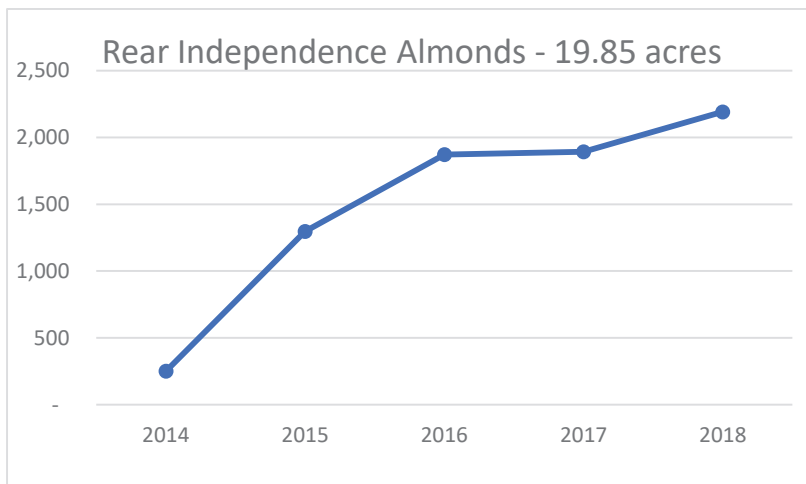


DRY CREEK ORCHARDS
 2811 TIM BELL RD, WATERFORD
 PRODUCTION RECORDS

Block	Acres	Almond Variety	Planted	Leaf	Production Year	Good Meat Pounds	Pounds Per Acre	BDG Receipts	Price per meat pound
W-30	30.00	Independence	2012	1	2012				
				2	2013				
				3	2014	33,431	1,114	\$ 140,287	\$ 4.20
				4	2015	59,364	1,979	\$ 203,480	\$ 3.43
				5	2016	66,656	2,222	\$ 170,606	\$ 2.56
				6	2017	53,020	1,767	\$ 140,199	\$ 2.64
				7	2018	70,058	2,335	\$ -	\$ -

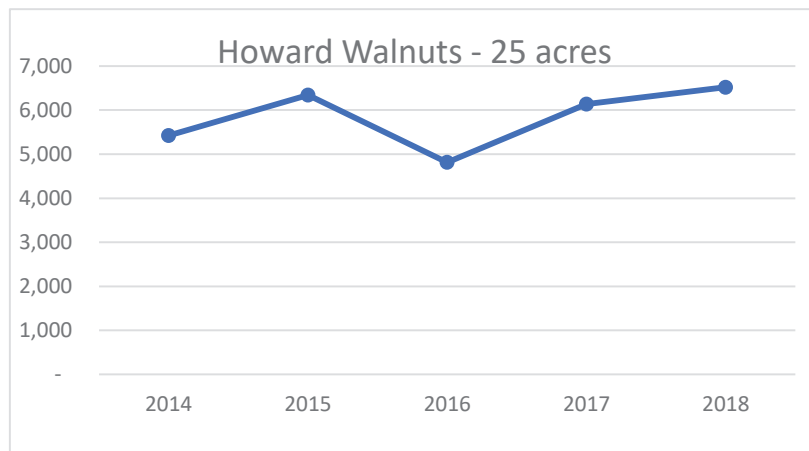


Block	Acres	Almond Variety	Planted	Leaf	Production Year	Good Meat Pounds	Pounds Per Acre	BDG Receipts	Price per meat pound
W-20	19.85	Independence	2013	1	2013				
				2	2014	4,963	250	\$ 20,845	\$ 4.20
				3	2015	25,745	1,297	\$ 89,045	\$ 3.46
				4	2016	37,141	1,871	\$ 96,063	\$ 2.59
				5	2017	37,594	1,894	\$ 98,043	\$ 2.61
				6	2018	43,516	2,192	\$ -	\$ -



DRY CREEK ORCHARDS
 2811 TIM BELL RD, WATERFORD
 PRODUCTION RECORDS

Block	Acres	Walnut Variety	Planted	Leaf	Production Year	Inshell Pounds	Pounds Per Acre	Gold River Receipts	Price per inshell pound
W-26	26	Howard	2008	6	2013	105,170	4,045	\$ 195,425	\$ 1.86
	26			7	2014	141,100	5,427	\$ 228,514	\$ 1.62
	26			8	2015	164,860	6,341	\$ 138,252	\$ 0.84
	26			9	2016	125,144	4,813	\$ 115,700	\$ 0.92
	25			10	2017	153,520	6,141	\$ 206,345	\$ 1.34
	25			11	2018	163,020	6,521	\$ -	\$ -



Block	Acres	Walnut Variety	Planted	Leaf	Production Year	Inshell Pounds	Pounds Per Acre	Gold River Receipts	Price per inshell pound
W-10, W30	40	Chandler (aggressive replanting)	1980	34	2013	139,040	3,476	\$ 257,255	\$ 1.85
				35	2014	145,840	3,646	\$ 271,841	\$ 1.86
				36	2015	154,480	3,862	\$ 132,908	\$ 0.86
				37	2016	134,160	3,354	\$ 137,687	\$ 1.03
				38	2017	139,840	3,496	\$ 192,056	\$ 1.37
				39	2018	130,000	3,250	\$ -	\$ -

