



**ELT Ranch Properties, Inc.**  
Agricultural Brokerage Services

## LOGGMAN EUGENIA RANCH

**18334 E. Eugenia Avenue, Ripon, CA 95366**

South side of an extension of E. Eugenia Ave., east of Wagner Road, northeast of Ripon  
San Joaquin County APN: 245-210-32

**Purchase Price: \$1,790,000**



**±40.32 Assessed Acres of Mature Almonds with  
Two Sources of Irrigation Water**

**Exclusively Offered By:**

**ELT Ranch Properties, Inc. Agricultural Brokerage Services CA DRE Corp. ID# 02105819**

**Randy Edwards, Pres./CEO/Broker**

**CA DRE ID# 01424270 (209) 495-3112 [randy@eltappraisers.com](mailto:randy@eltappraisers.com)**

**Jeff Lien, VP/COO/Agent**

**CA DRE ID# 01280007 (209) 495-3114 [jeff@eltappraisers.com](mailto:jeff@eltappraisers.com)**

This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.



**PROPERTY DESCRIPTION:**

**Property Size / Land Use:** ±40.32 total assessed acres. ±19 acre east almond block planted in 2017 (±6 years old). Varieties are 50% Nonpareil and 50% Monterey on Guardian rootstock. Trees are planted on a 16'X21' spacing, equating to ±130 trees per acre. ±19 acre west almond block planted in 2008 (±15 years old). Varieties are 50% Nonpareil and 50% Fritz on Lovell rootstock. Trees are planted on an 18'X21' spacing, equating to ±115 trees per acre. Remaining ±2.32 acres is dedicated to farm roads and peripheral land. Blue Diamond grower production records available. Averages in the 2,000#/ac. range.

**Structural/Site Improvements:** None.

**Non-Agricultural Influence:** Semi-rural residential / part-time farms.

**Flood Zone Rating:** Flood Zone "X".

**Ag. Preserve Status:** Is enrolled in the Williamson Act.

**Zoning:** AG-40, General Agriculture, 40-ac. min. parcel size.

**Soils:** Centered in Chuloak coarse sandy loam, 0 to 2 percent slopes (Capability Class 1) and Delhi loamy sand, 0 to 2 percent slopes, MLRA 17 (Capability Class 3).

**Irrigation Supply & Distribution:** South San Joaquin Irrigation District and onsite supplemental ag well (125HP diesel motor w/ 60HP gearhead/pump & in-line spin filter) with canal side 40HP booster/filtration station. Orchards irrigated by micro sprinkler systems. Modesto Irrigation District power. Property is within Eastern San Joaquin Subbasin within the greater San Joaquin Valley Groundwater Basin, which is identified as Joint Powers Authority GSA (Basin #5-22.01).



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**MARKET AREA LOCATION MAP:**

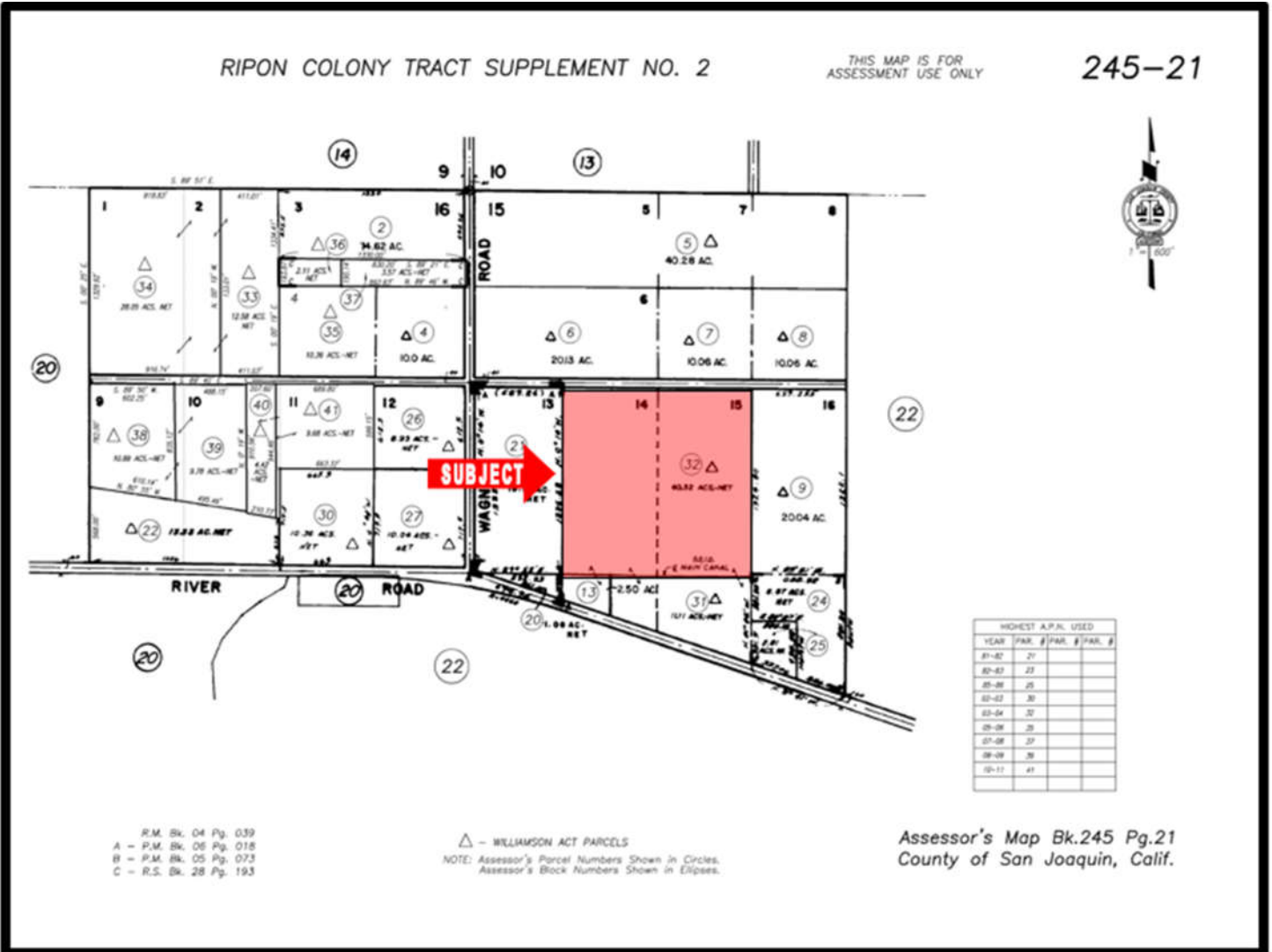


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**ASSESSOR'S PARCEL MAP:**



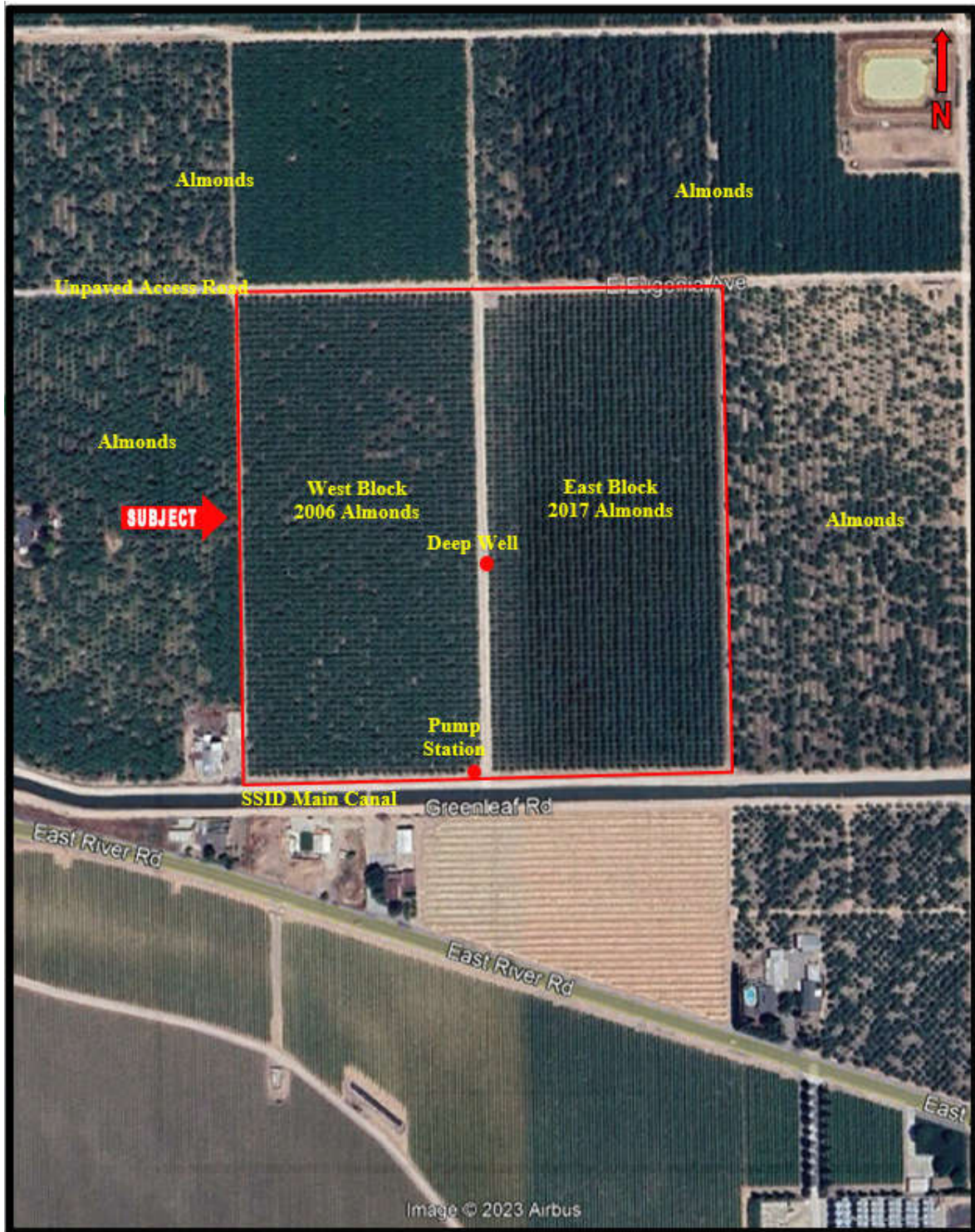
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8408 N. Lander Avenue Hilmar, CA 95324 Phone: 209-634-8215 Fax: 209-634-0765 www.eltbrokers.com



**SUBJECT AERIAL PLAT MAP:**



**GENERAL SALE TERMS:** All cash to seller. Selling in as is condition. Any growing almond crop value and/or reimbursement of related cultural costs to be handled outside of escrow directly between buyer and seller.

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