



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

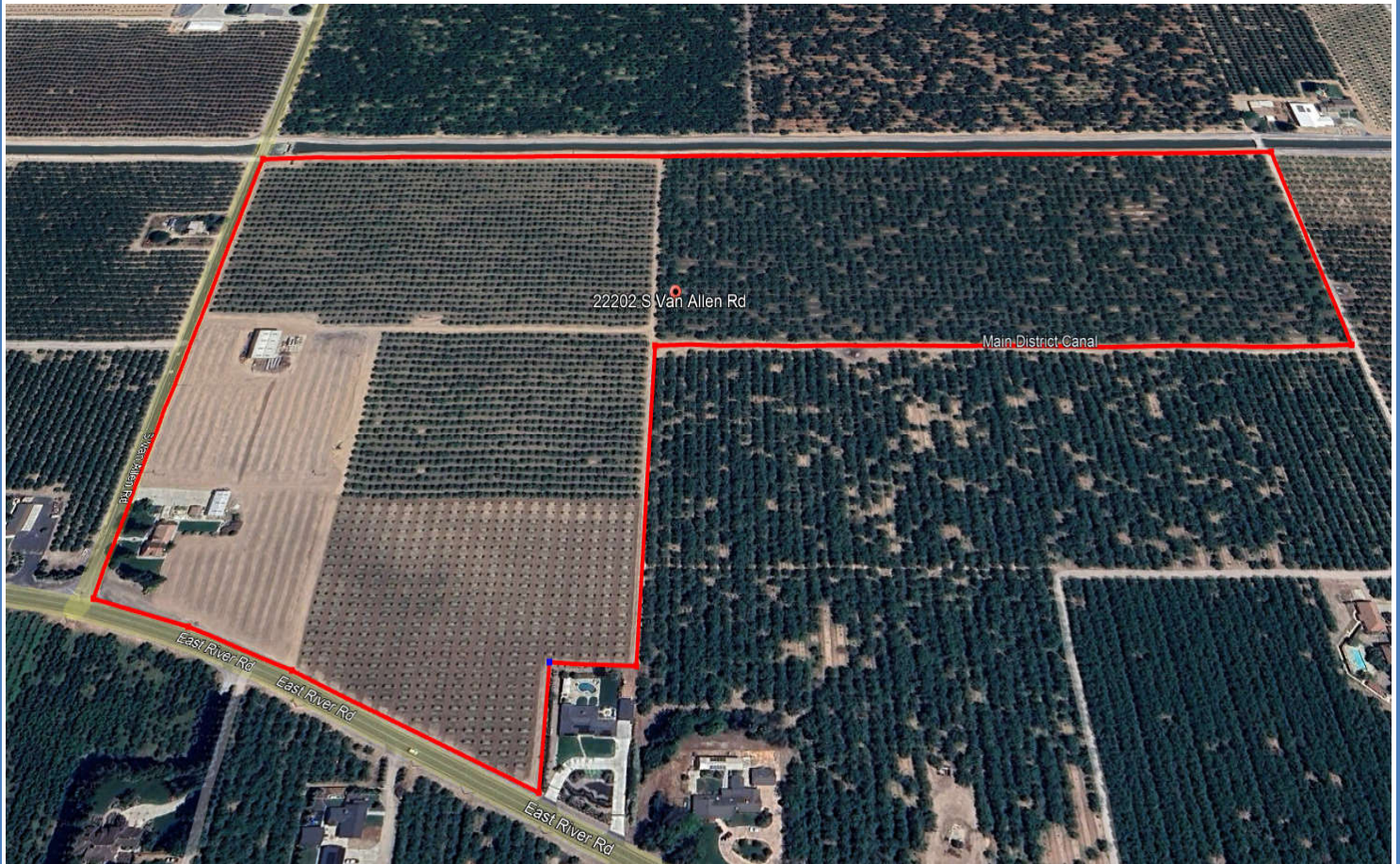
## LOOGMAN HOME RANCH

**22202 S. Van Allen Road, Escalon, CA 95320**

Northeast Corner of River and Van Allen Roads, Northeast of Ripon / Southwest of Escalon

**San Joaquin County APN: 245-240-10**

**Purchase Price: \$2,750,000**



**±63.54 Assessed Acres of Almonds, Open Plantable Land with Two Sources of Irrigation Water, Residential and Shop Improvements**

**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)**

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**PROPERTY DESCRIPTION:**

**Property Size / Land Use:** ±63.54 total assessed acres. ±25.50 acres 1996-2000 planted almonds, 50% Nonpareil, 25% Carmel and 25% Aldrich on Nemaguard rootstock, 24'X24' spacing; ±21 acres 2018 planted almonds, 50% Nonpareil and 50% Bennett on BB106 rootstock, 16'X21' spacing; ±6.60 acres 2022 planted almonds, 50% Nonpareil and 50% Fritz on Guardian rootstock, 16'X21' spacing; ±6 acres of open plantable land; ±2.30 acres in farmstead areas; remaining ±2.14 acres in farm roads and peripheral. Blue Diamond grower production records available for bearing acreage.

**Structural/Site Improvements:** Single-family residence, detached garage, two shops, secondary living unit. Refer to structural and site improvements detail to follow.

**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 Delhi loamy sand, 0 to 2 percent slopes, MLRA 17 (Capability Unit 3).

**Irrigation Supply & Distribution:** South San Joaquin Irrigation District and onsite supplemental ag well (40HP) with 50HP booster/filtration station. Orchards irrigated by solid set or 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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**STRUCTURAL AND SITE IMPROVEMENT DESCRIPTION:**

Building Description	±Size (Sq. Ft.)	Frame	Exterior	Roof	Foundation/ Flooring	Const. Quality
Residence	±3,210	Wood	Stucco	Tile	Raised	Avg.
Det. Garage	±400	Block	Stucco	Tile	Conc. Slab	Avg.
Secondary Residence	±714	Wood	Stucco	Comp.	Conc. Slab	Avg.
S. Shop	±1,800	Wood	GI	GI	Conc. Slab	Avg.
N. Shop	±4,032	Steel	GI	GI	Conc. Slab	Avg.

**Residence #1:** Main floor measures ±2,600 square feet and the small upper story area is ±610 square feet of living area. Interior includes a total of four bedrooms and 3½ bathrooms (3 downstairs and ½ upstairs). Home is equipped with central heating and air conditioning and there are three fireplaces. One is gas, one is a freestanding woodstove and one is an open hearth (not used).

**Detached Garage:** Garage door is equipped with an automatic door opener and it has one man door.

**Secondary Residence (studio):** Single bedroom and one bathroom. There is also a kitchenette area with limited appliances and a living room. It is equipped with a wall unit heating / air conditioning system and a wood stove.

**South Shop:** Equipped with ±9' and ±13' rollup doors and one man door. The ±13' door has an automatic door opener. There is also a single post in-ground hydraulic car lift in the north work bay. It has basic lighting, plumbing and electrical service.

**North Shop:** Originally constructed to house almond hulling / shelling equipment, however that use ceased several years ago and was subsequently converted to general equipment storage and shop area. It is equipped with two ±13', two ±14' and one ±10' rollup doors and two man doors. It has ceiling mounted industrial lighting, basic plumbing and a dual 200 amp / 3 phase electric service.

Primary **site improvements** include two domestic wells and pressure systems for farmstead uses, two septic systems with leach lines, attractive landscaping and flatwork. Note: the north farmstead domestic well is not used for potable water supplies.

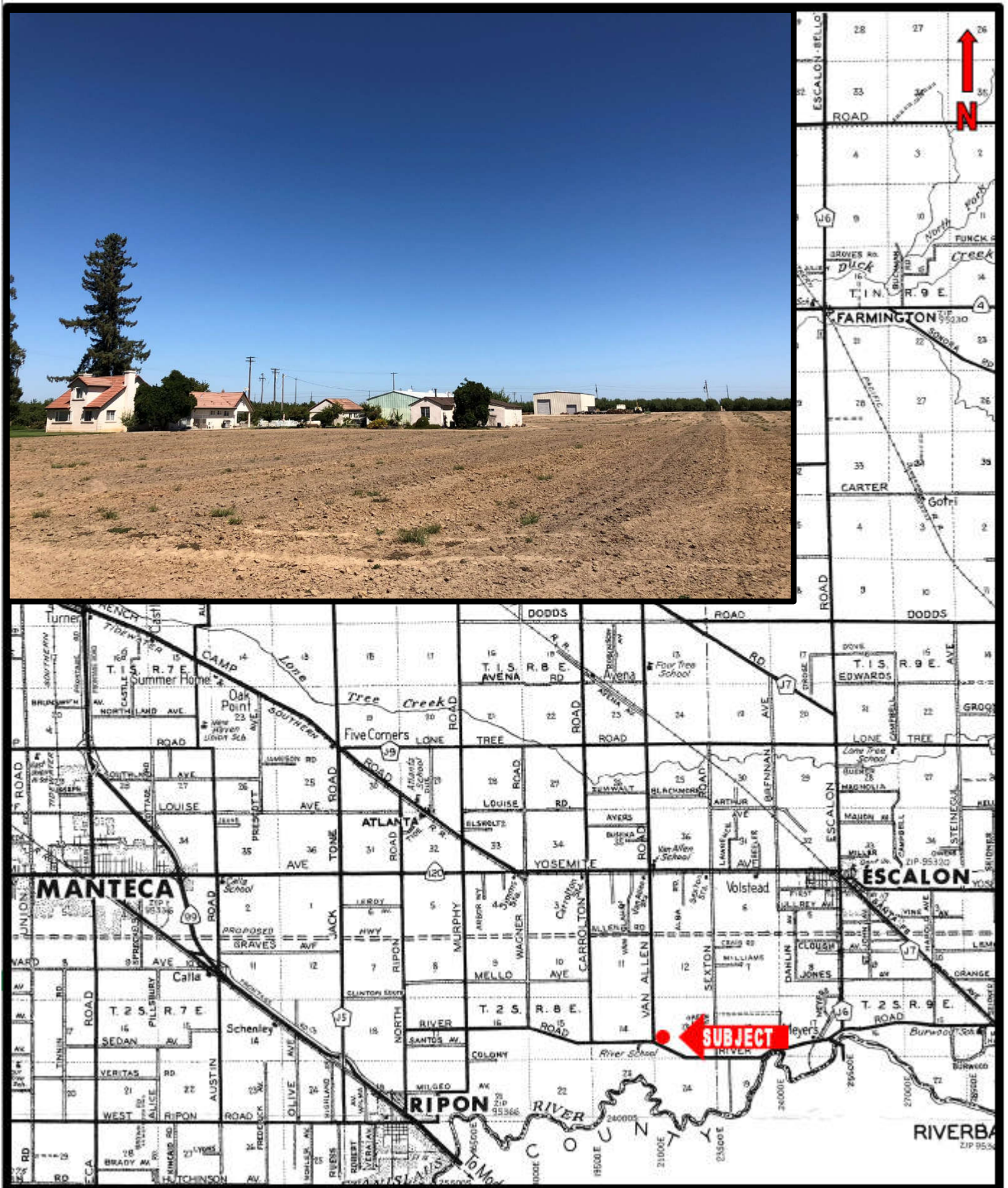
For visual details refer to the Farmstead Improvements Plat.



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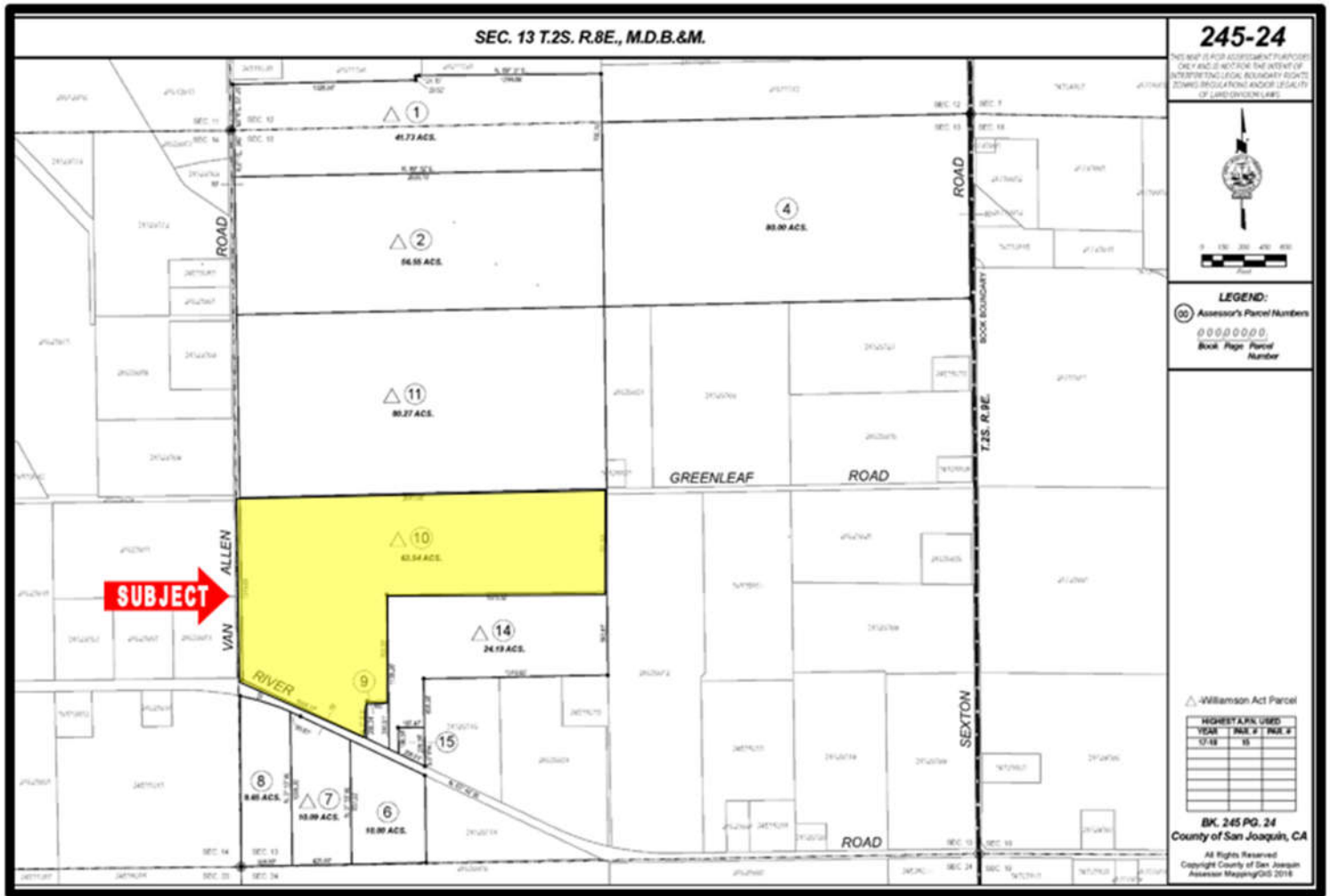
**MARKET AREA LOCATION MAP:**



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**ASSESSOR'S PARCEL MAP:**

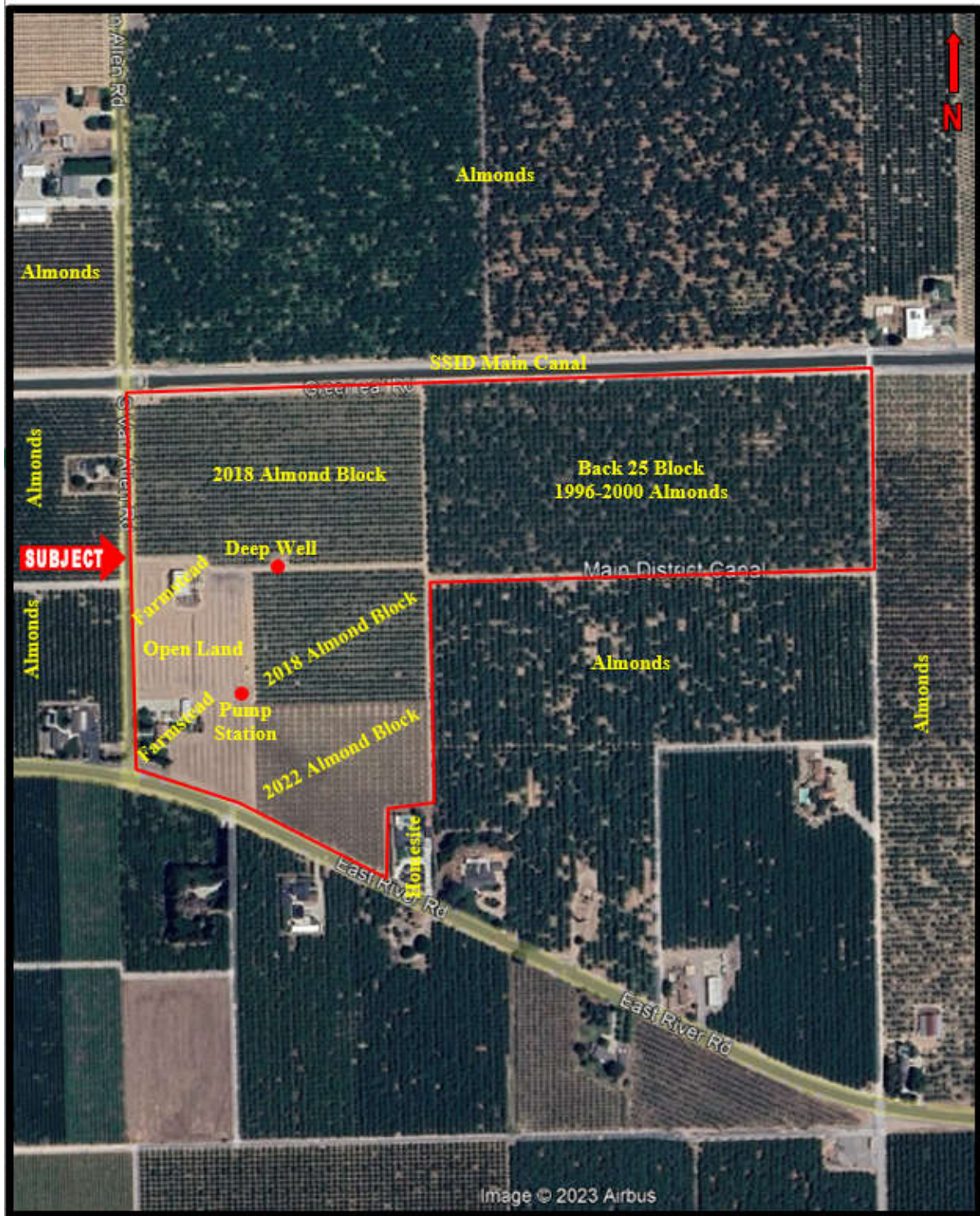


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8408 N. Lander Avenue Hilmar, CA 95324 Phone: 209-634-8215 Fax: 209-634-0765 www.eltbrokers.com

**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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