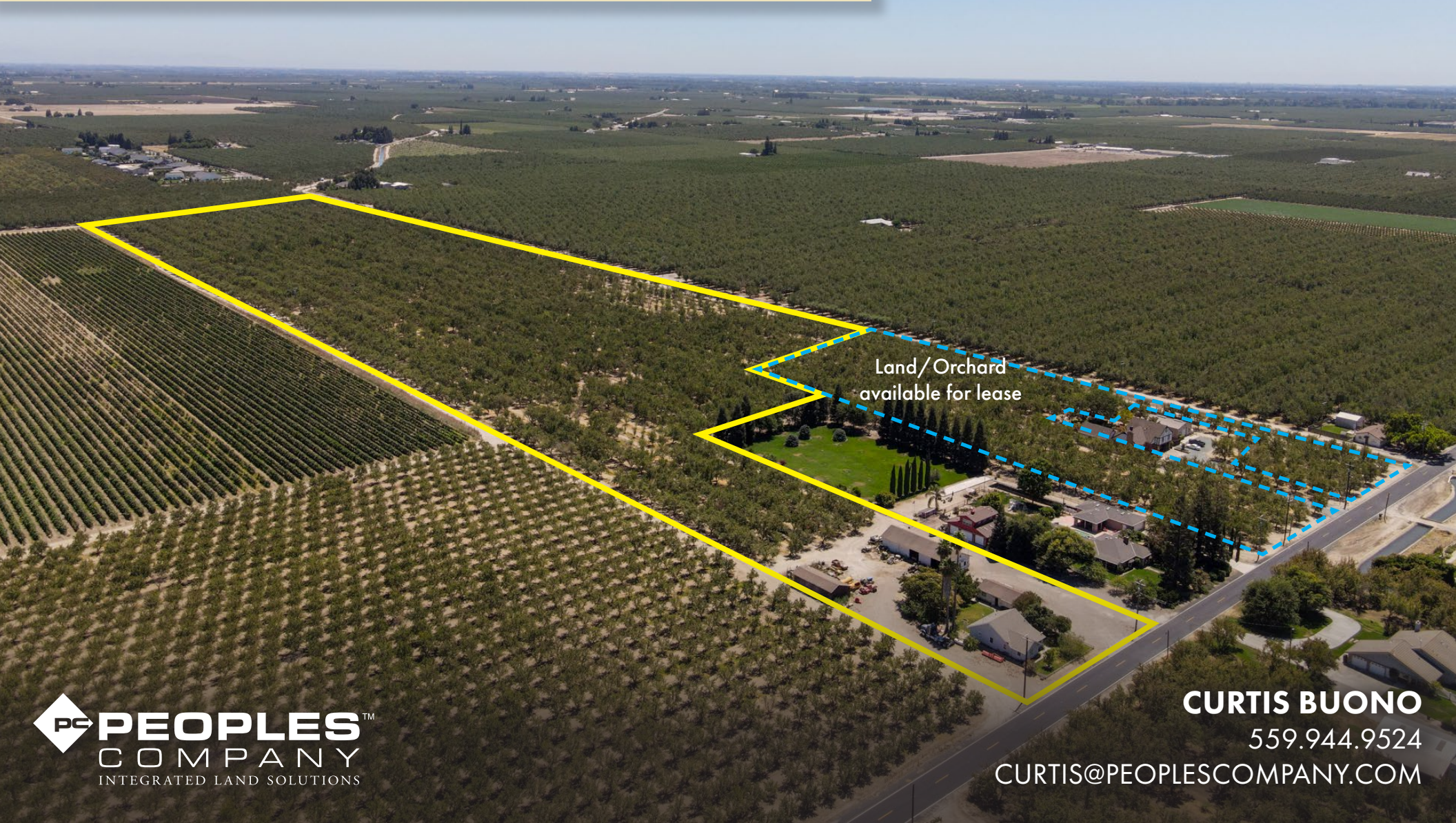


San Joaquin County, CA

19312 S. WAGNER AVE.

32.98± Acre Almond Orchard & Home



Land/Orchard
available for lease

PROPERTY OVERVIEW

\$1,485,000

Peoples Company is proud to present 19312 S. Wagner Avenue, a mature almond orchard planted in 2007 with a home and two barns located in South San Joaquin Irrigation District (SSJID). The location less than 10 minutes from both Ripon and Escalon provides a perfect balance of convenience and a country feel. The Property is an excellent candidate for an orchard replant, a custom rural home development, or other possibilities. Additional adjacent acreage may be available for orchard redevelopment.

Address	19312 S. Wagner Avenue Ripon, CA 95366
Growing Region	Northern San Joaquin Valley
Assessors Parcel No.	245-380-180

Gross Acres	32.98± Acres (per Assessor)
Net Acres	31.18± Acres (per FarmWorth Map)
Williamson Act	No
Structures	Home, Garage, 2 Barns
Zoning & Land Use	AG-40 - General Agricultural



FARMING



This mature orchard includes alternating rows of Butte and Padre almond trees on nematode resistant rootstocks that enjoyed a strong productive life with past yields exceeding 3,000 pounds per acre; however, it is currently experiencing age-related decline. The Property has a single soils class at a higher elevation than the surrounding parcels, which mitigates frost risk.

The orchard on the adjacent parcel contains approximately 4.28± acres of additional almond trees that were developed with and are farmed as an integrated part of the Subject Property. The owner would consider a lease for this adjacent orchard area, increasing the plantable acreage to a total of 35.46± acres.

Crop	Variety	Rootstock	Planted	Spacing	TPA	Acres
Almonds	Butte/Padre	Multiple	2007	16x20	136	31.18±

Soils Map				
				
Soil Code	Soil Description	Acres	%	Class
142	Delhi loamy sand, 0 to 2 percent slopes, MLRA 17	33.01	100	3
Totals		33.01	100%	3



WATER



The Property benefits from two strong sources of water: desirable, very affordable South San Joaquin Irrigation District (SSJID) surface water via an adjacent canal and a groundwater well. Groundwater pumping restrictions are not anticipated in this area. The water sources are interconnected and water is distributed across the ranch through one filtration and fertigation station.

Surface Water

South San Joaquin Irrigation District

Groundwater

75 HP electric well

Irrigation System

Double drip lines

SGMA Basin

San Joaquin Valley - Eastern San Joaquin (5-022.01), High Priority (40)

SGMA Critical Overdraft

Yes

Groundwater Sustainability Agency

South San Joaquin GSA



Double drip lines



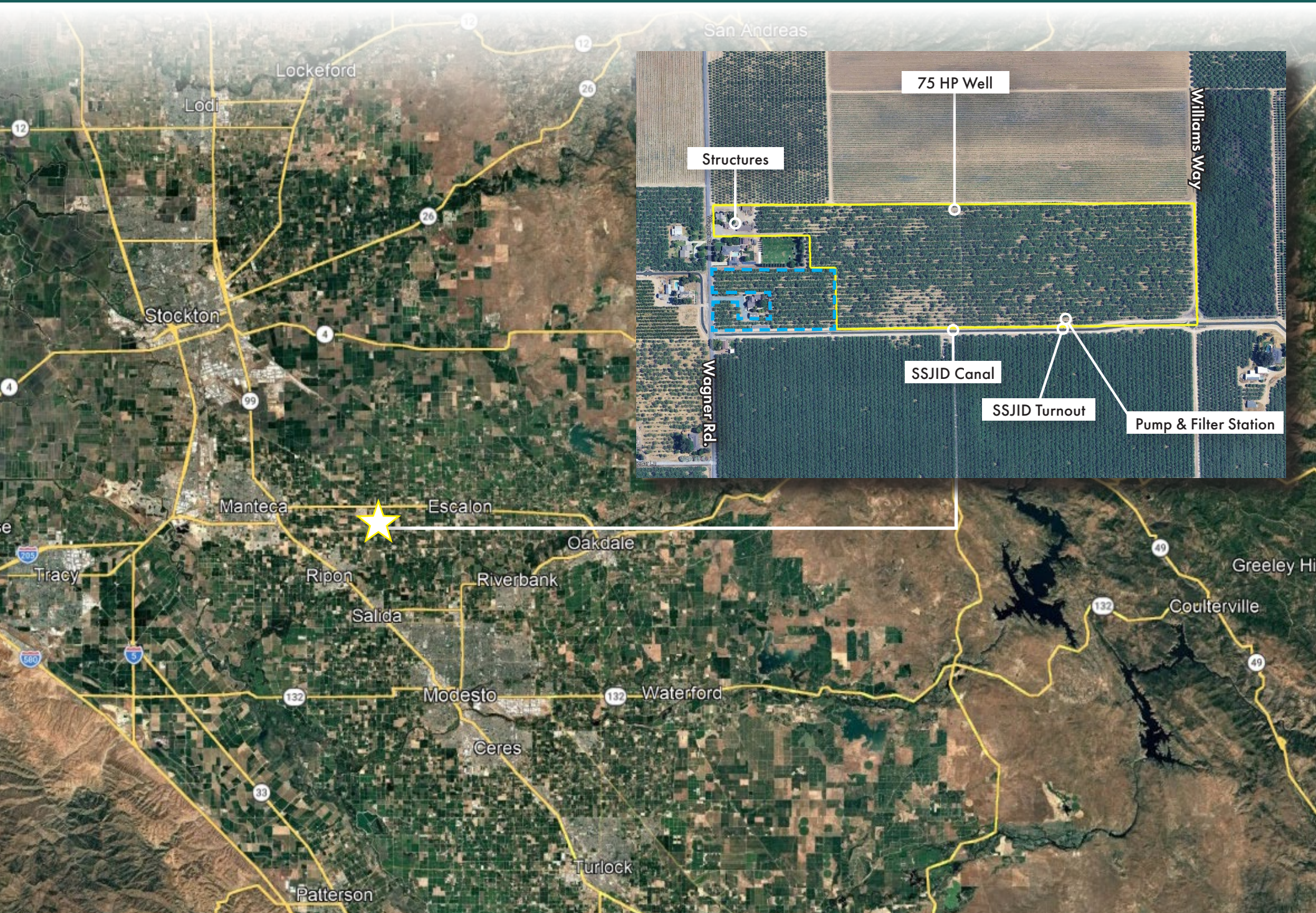
Well



Pump & Filter Station



LOCATION & SITE MAP



IMPROVEMENTS



The Property includes an older program of improvements that are tenant-occupied on a month-to-month lease. Most of the structures are from the 1940s (the smaller barn is older), but have been maintained and updated over the years. The home includes two bedrooms and one bath. Power is provided by P&E and water is via domestic well.

935± SF Barn



1,970± SF Barn



1,400± SF Home



2-Car Garage



TERMS

Price

\$1,485,000

\$45,027± PER ACRE

Property Tours

By Appointment Only

DO NOT ENTER PROPERTY

Equipment

Separately available for purchase
KUBOTA TRACTOR W/ FRONT-END LOADER

TRACTOR BUCKET AND RAKE

FORD 4600 TRACTOR

POLARIS

10 FOOT TRAILER

Seller will not respond to offers until October 7, 2026



7675 N Ingram Ave., Ste. 101
Fresno, CA 93711
CA DRE #02117631

www.PeoplesCompany.com

All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.

CURTIS BUONO

559.944.9524

Curtis@PeoplesCompany.com

CA Broker #01894905