Listing ID: San Joaquin #5449

Description:

155 acres irrigated land for sale in Linden, CA. 80 total acres in production with apples-43 acres planted in 2017 on trellis. 8 additional acres of grapes in production. Organic and conventional production. 50 additional acres of open ground that can be planted. Most fruit is PRE SOLD with direct market sales. Ag business in place with existing direct market sales of $1M. Buyer can focus on yields and realize good sales and returns to our marketing company.

Acres Available for Lease or Purchase: 155

County: San Joaquin

Land Suitable For: Orchard; Row crops; Vineyard; Berries; Hem p*

Land is fenced: Yes

Landowner's preferred business arrangement: Buy/sell; Lease
Owner is looking for someone to buy this property who might be willing to lease back some of the building infrastructure to his ag business, and would be open to contracting the purchase of the apple crop. Apples have existing farm manager and labor in place.

Current Use of Property: Orchard; Vineyard

Current farming practices on property: Organic

Building and Infrastructure: +1 5000 sq ft. cold storage building, with an additional 5,000 sq ft warehouse. +3,000 sq ft building w 800 sq ft cold storage, cider facility +Small warehouse for farmers market distribution

Available farm machinery, if any: 4 tractors and everything needed for full operation, price to be negotiated separately upon sale

Soil Quality and Type: Orchard; Row crops; Vineyard; Berries; Hem p*

Landowner is willing to advise or mentor the tenant farmer: Yes

Property Sale Price: 3,375,000

On-site Housing is Available: Yes