



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

## **SOUTHWEST TURLOCK POTENTIAL RURAL HOMESITE**

**±16.97 Assessed Acres of TID Irrigated Cropland**

**5043 S. Faith Home Road, Turlock, CA 95380**



**EXCLUSIVELY PRESENTED BY:**

**Randy H. Edwards, ARA**  
Broker - BRE #01424270  
(209) 495-3112

## Executive Summary

**Location:** 5043 S. Faith Home Road, Turlock, CA 95380. Situated at the west side of Faith Home Road, 8/10ths of a mile south of Bradbury Road, +/-6 miles southwest of Turlock, Stanislaus County, CA.

**Land Area/Property Size:** ±16.97 Assessed Acres

**Land Use:** Irrigated cropland (+/-15.72 acres) and abandoned farmstead area (+/-1.25 acres). Land is currently planted to alfalfa (stand is reportedly 1-2 years old) being the property of a hold over, year-to-year tenant operating under verbal rental arrangement. Crop concessions may apply.

**Assessor's Parcel Number:** 057-011-007

**Ag Preserve / Flood Status:** Is enrolled in the Williamson Act. Not within a Special Flood Zone.

**Soils:** Hilmar loamy sand, 0 to 1 percent (HfA). Capability Class 3 per USDA Soil Survey.

**Irrigation Supply:** Property is within Turlock Irrigation District (TID) which provides surface water supplies. North field is flood irrigated from a pipeline with surface risers that travels along the eastern border (north  $\frac{1}{2}$ + of the parcel) irrigating to the west. South field is flood irrigated from open a concrete ditch with flood gates that travels along the south border irrigating to the north.

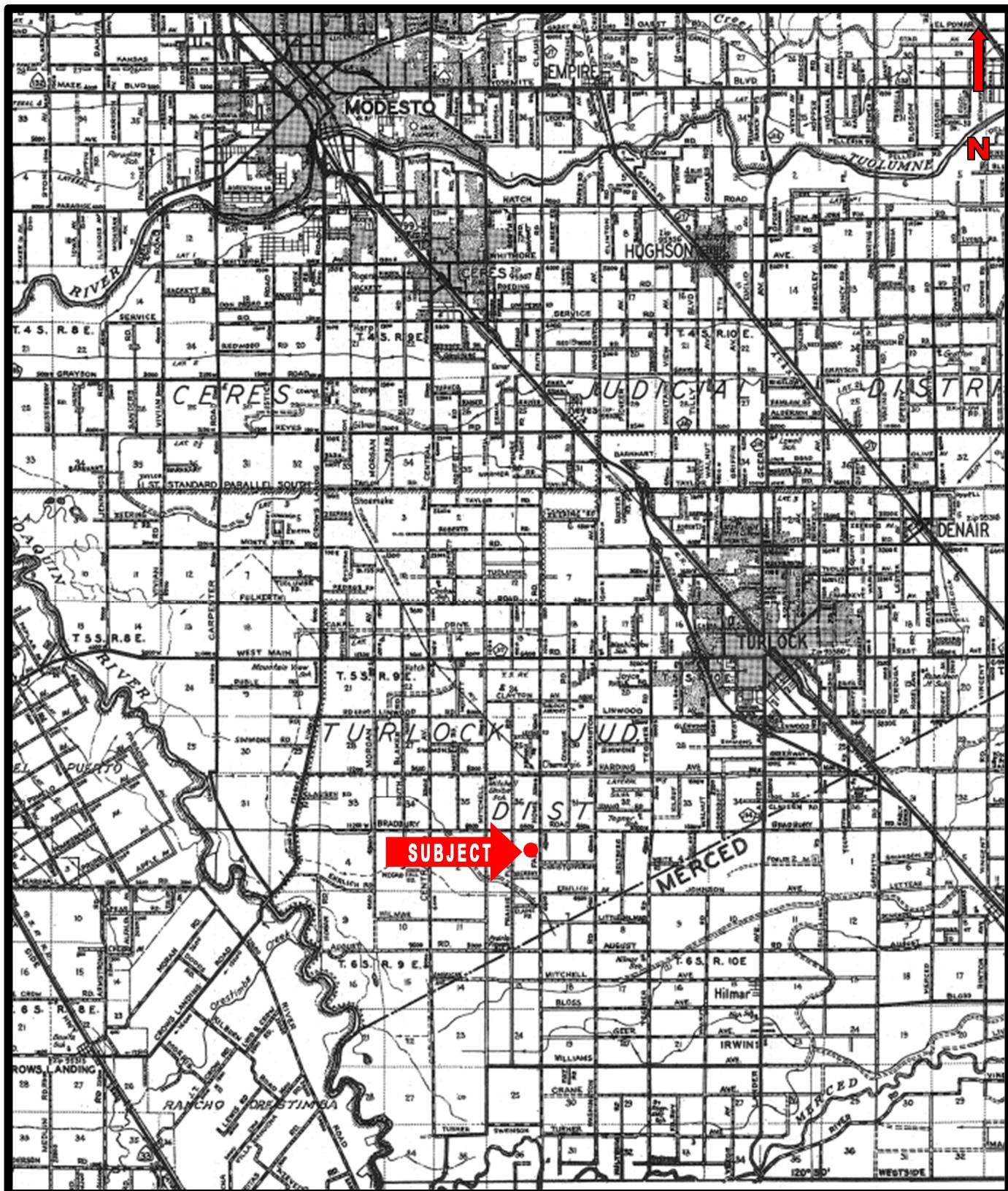
**Structural Improvements:** The single farmstead structure that remains standing is an old pole shed (wood pole, GI roof) being +/-630 SF.

**Asking Price:** \$669,000      All Cash to Seller

**Property Showing:** Qualified buyers contact listing broker to schedule property tour.

**Contact:** Randy Edwards at (209) 495-3112 or email to [randy@eltappraisers.com](mailto:randy@eltappraisers.com)

# PROPERTY LOCATION MAP



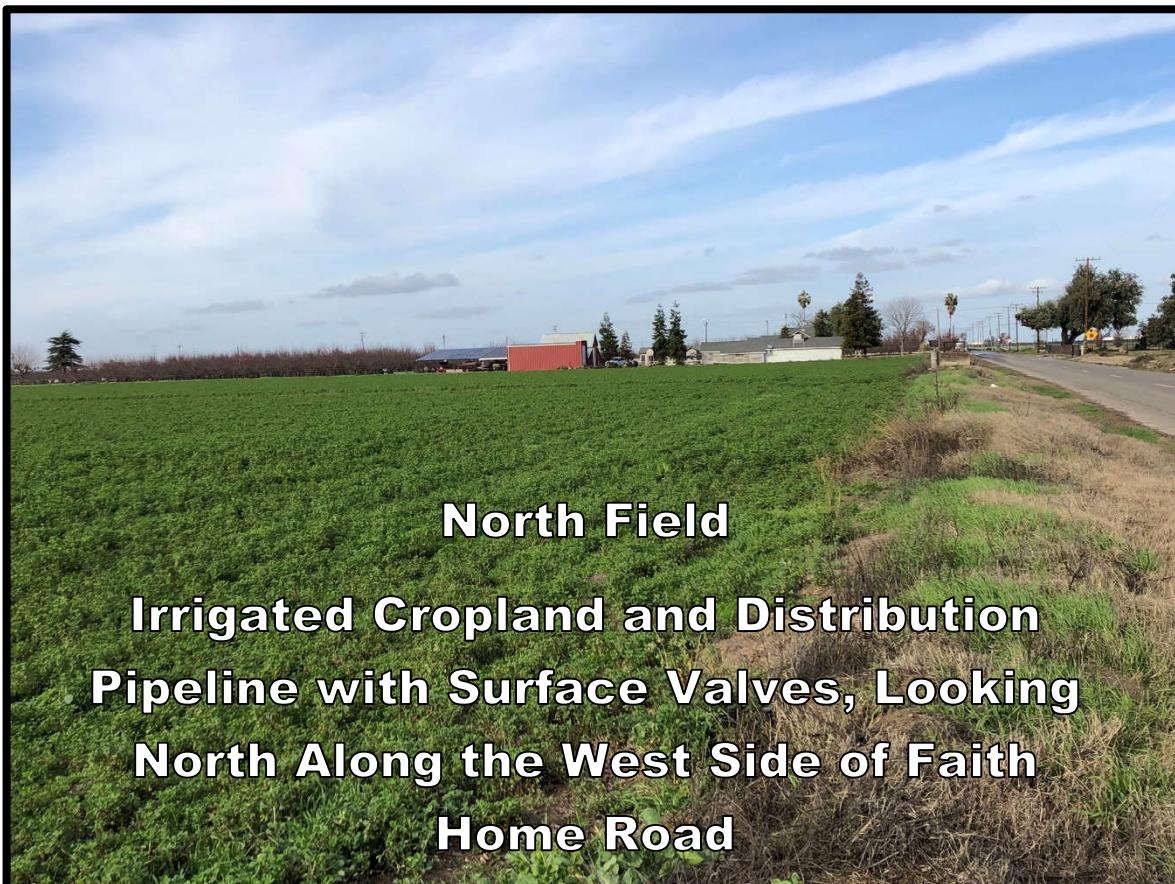
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# PROPERTY PLAT MAP

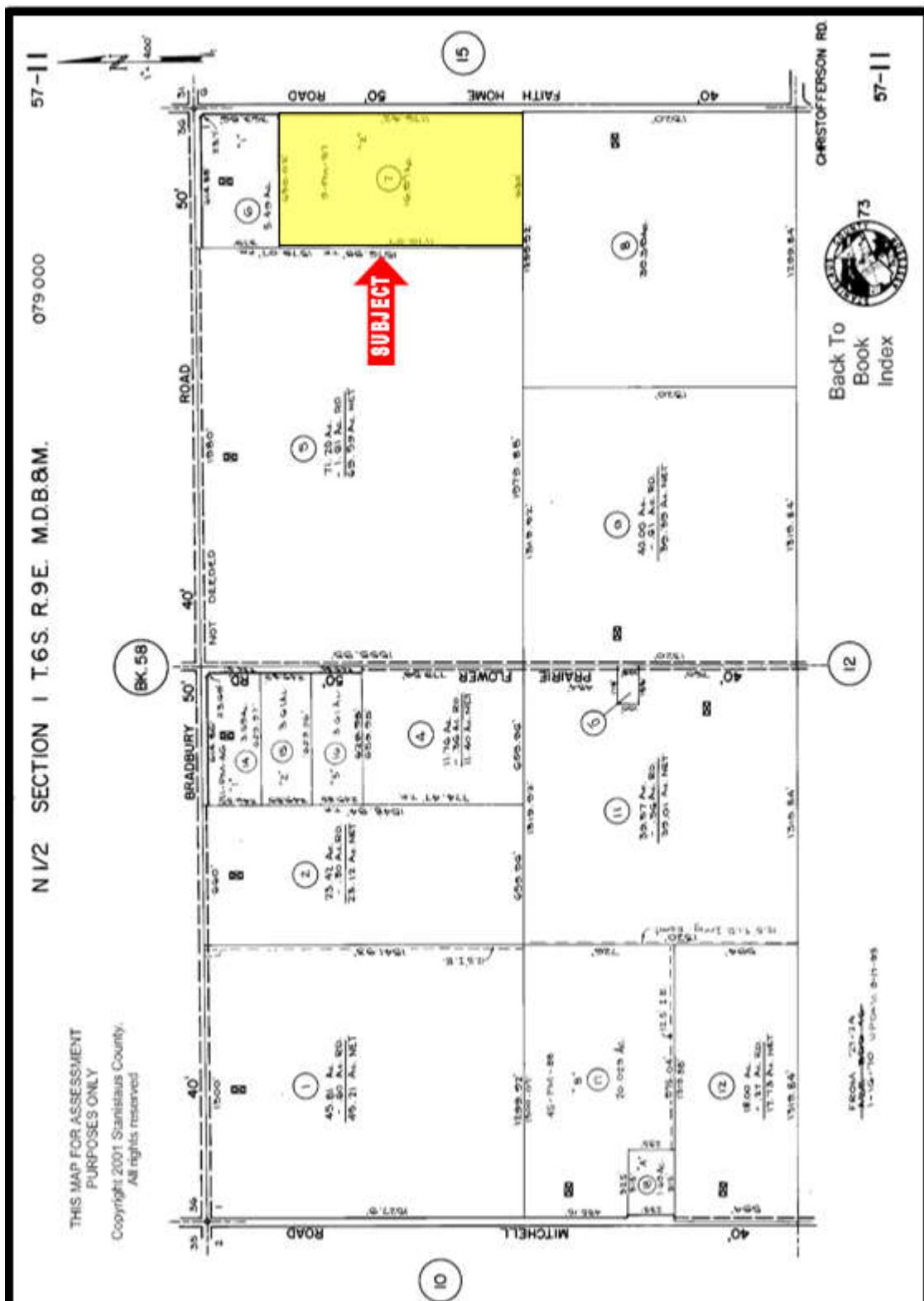


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## PROPERTY PHOTOGRAPHS



## APN MAP



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## SOILS



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