



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 ½+ 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.

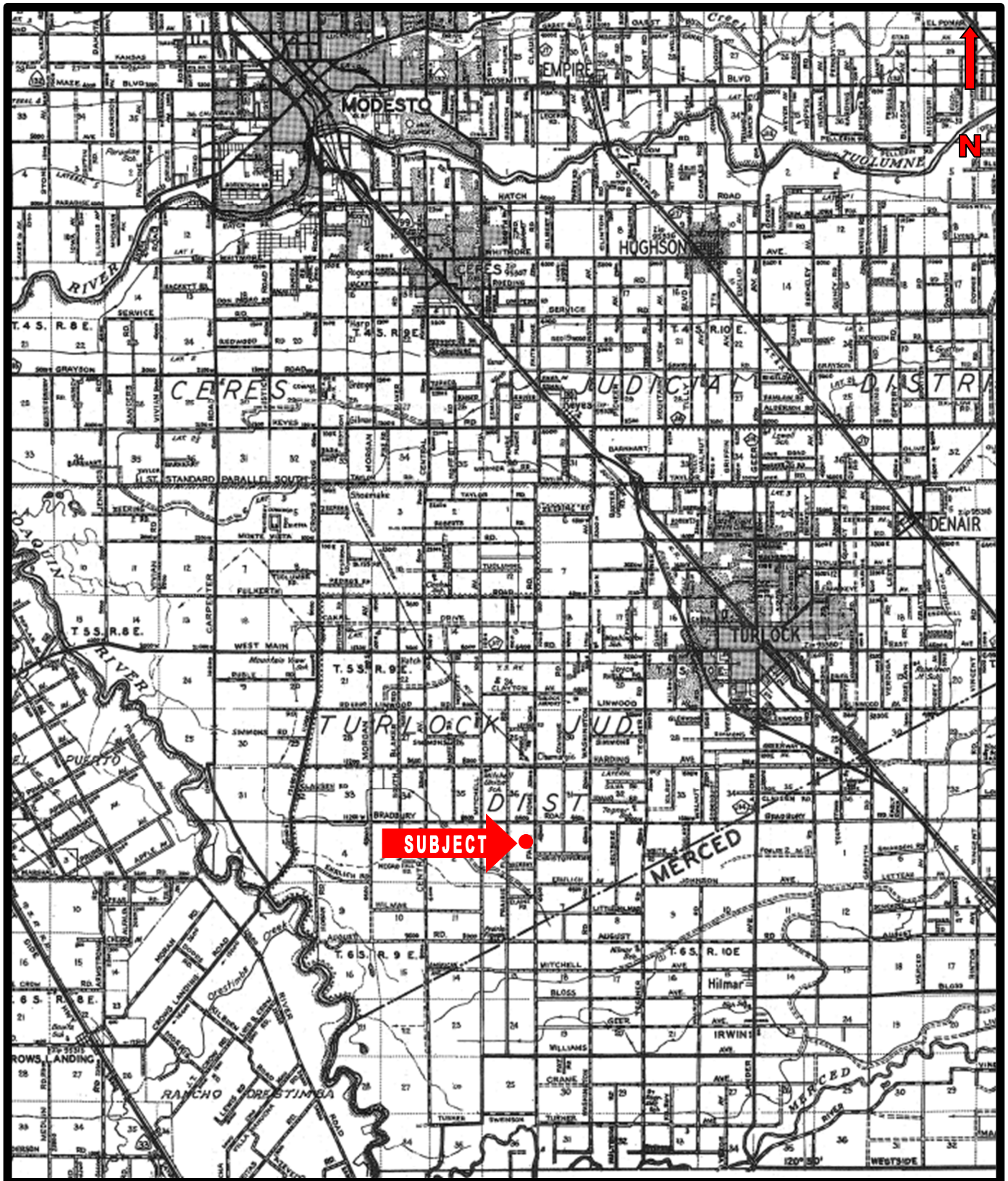
Structural Improvements: The single farmstead structure that remains standing is an old pole shed (wood pole, GI roof) being +/-630 SF.

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

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

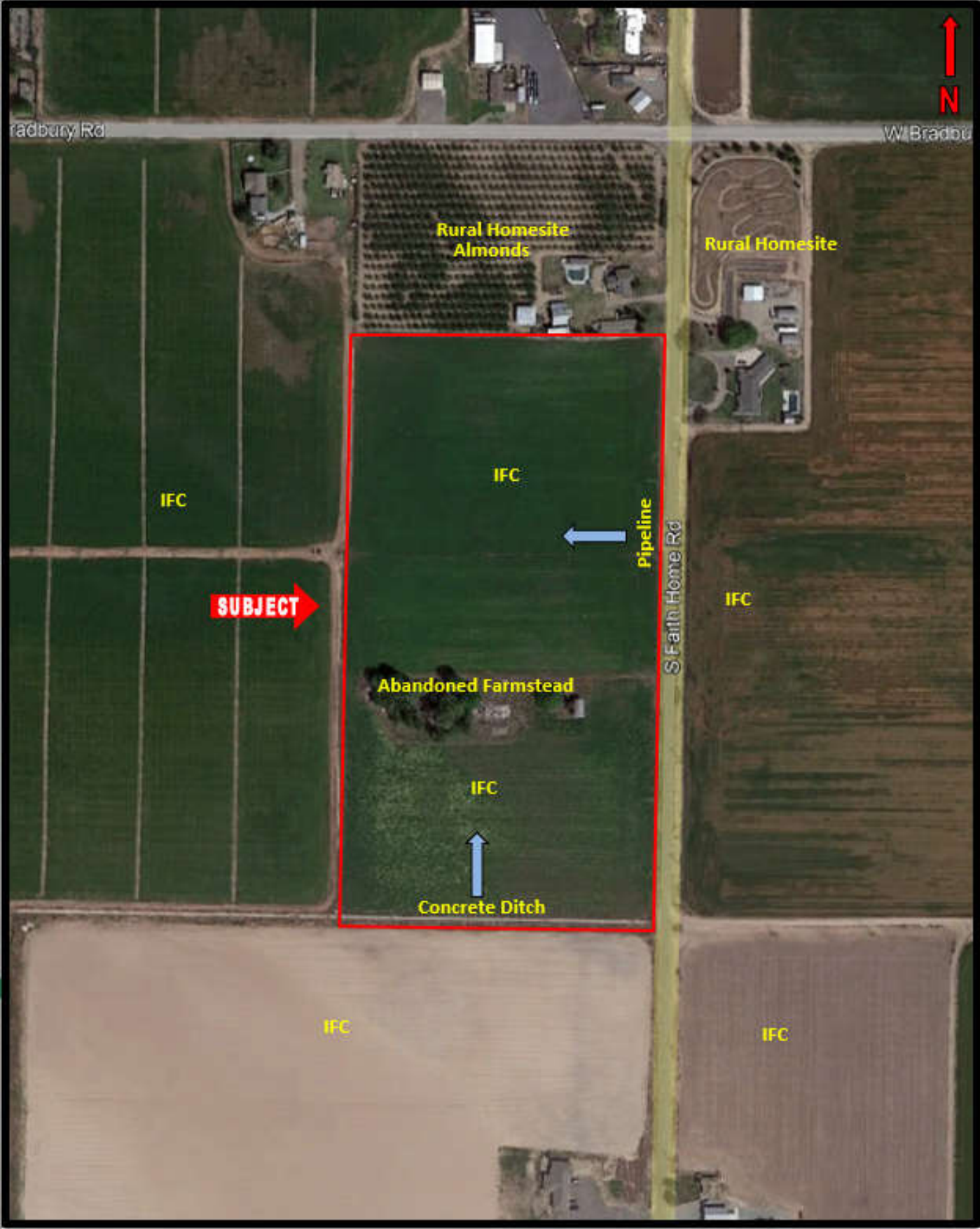
Contact: Randy Edwards at (209) 495-3112 or email to randy@eltappraisers.com

PROPERTY LOCATION MAP



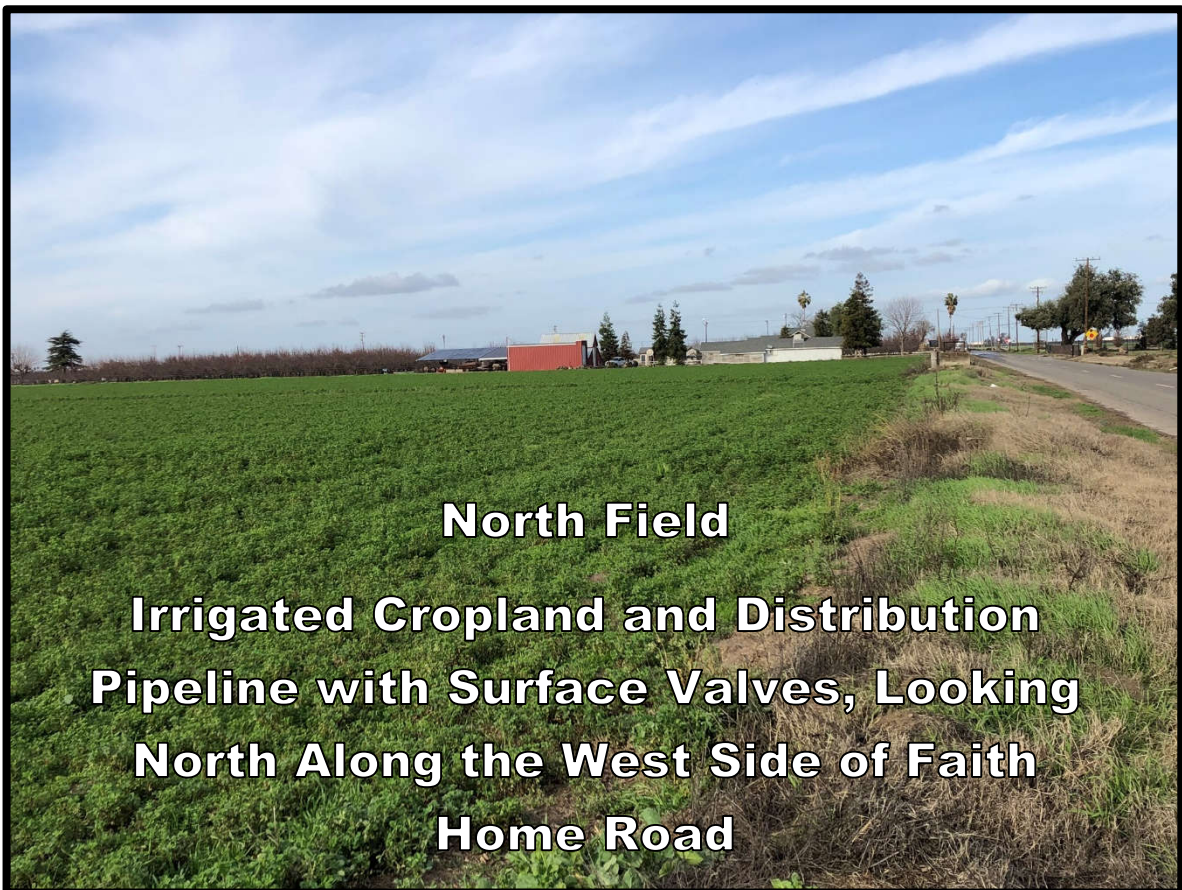
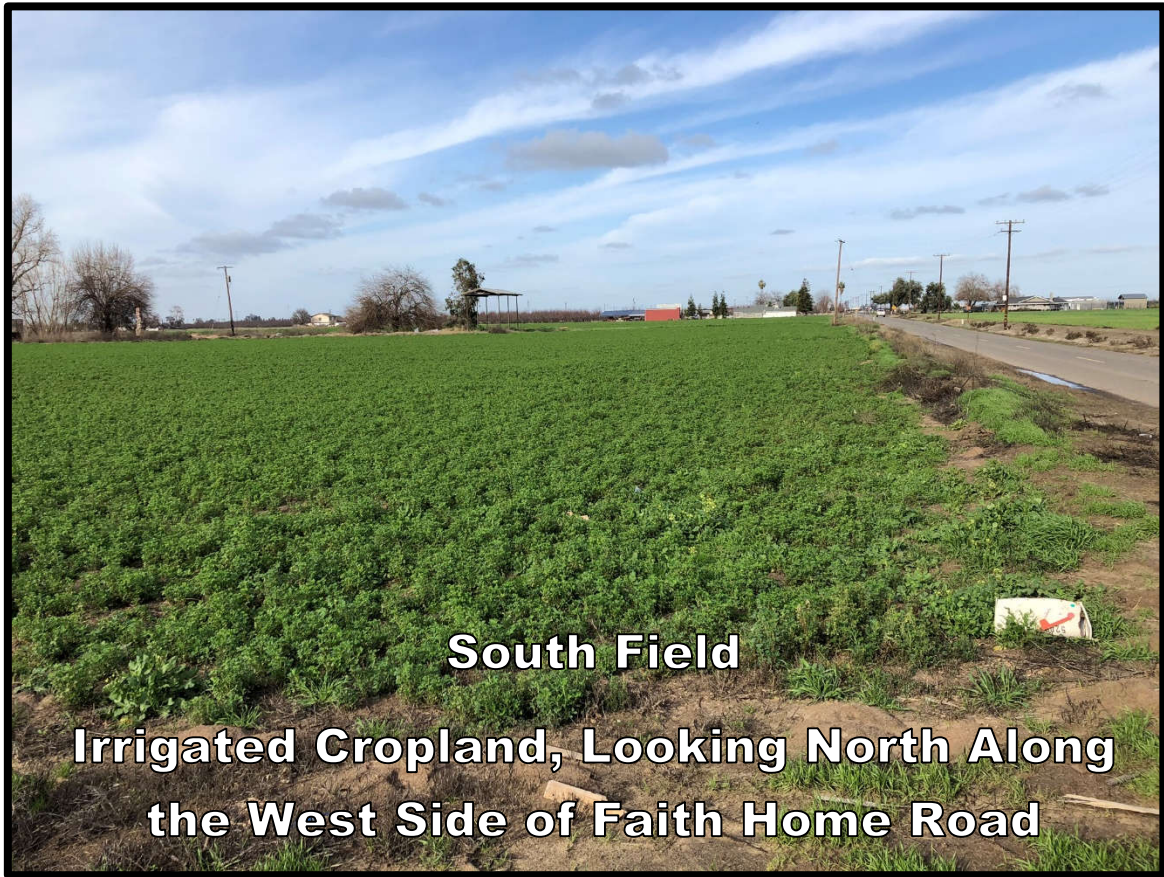
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PROPERTY PLAT MAP



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PROPERTY PHOTOGRAPHS



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FROM 23-1A
~~23-1B~~
 1-15-70 UPON 2-17-75

SOILS



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