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374.2+- Acres
Open Land
Riparian Water Rights

San Joaquin River Water



Excellent Productive Land

\$26,900/Acre
\$10,065,980

OFFERED BY:
TOM LINDEMANN
LINDEMANN PROPERTIES, INC.
TEL – 559-479-1658
FAX – 559-827-4077
Email: Tom@LindemannProperties.com

374.2+- Acres – Riparian Water – San Joaquin River

LOCATION: 7505 Hogin Road Crows landing , CA 95313

LEGAL: Stanislaus County – APN's – 057-026-008 – 009 & 010

USE: Open farm land.

AVAILABILITY: Available at the end of the 2024 crop year.

WATER: Riparian water rights from the San Joaquin River. Two pumping stations.

ZONING: General AG 40 Acre, subject to a Williamson Act contract.

PRICE/TERMS: The price is \$26,900 per acre or \$10,065,980. All cash or terms acceptable to the seller.

BROKER'S COMMENTS: This property is all excellent farm land suitable for permanent crops. The riparian water rights pumped directly from the San Joaquin River have extensive legal documentation proving this water right.

DISCLAIMER: *This information is from sources deemed reliable. No representation or warranties are made as to the accuracy thereof and should you accept and act upon said description or information, such action shall be upon the express understanding that no liability on the part of Lindemann Properties, Inc. shall arise because of errors, omissions, change of price, rentals or leasing, prior sale or withdrawal without notice.*

SGMA Water Disclosure: *The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Management Act Portal – <https://sgma.water.ca.gov/portal/> Telephone number 916-653-5791.*

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