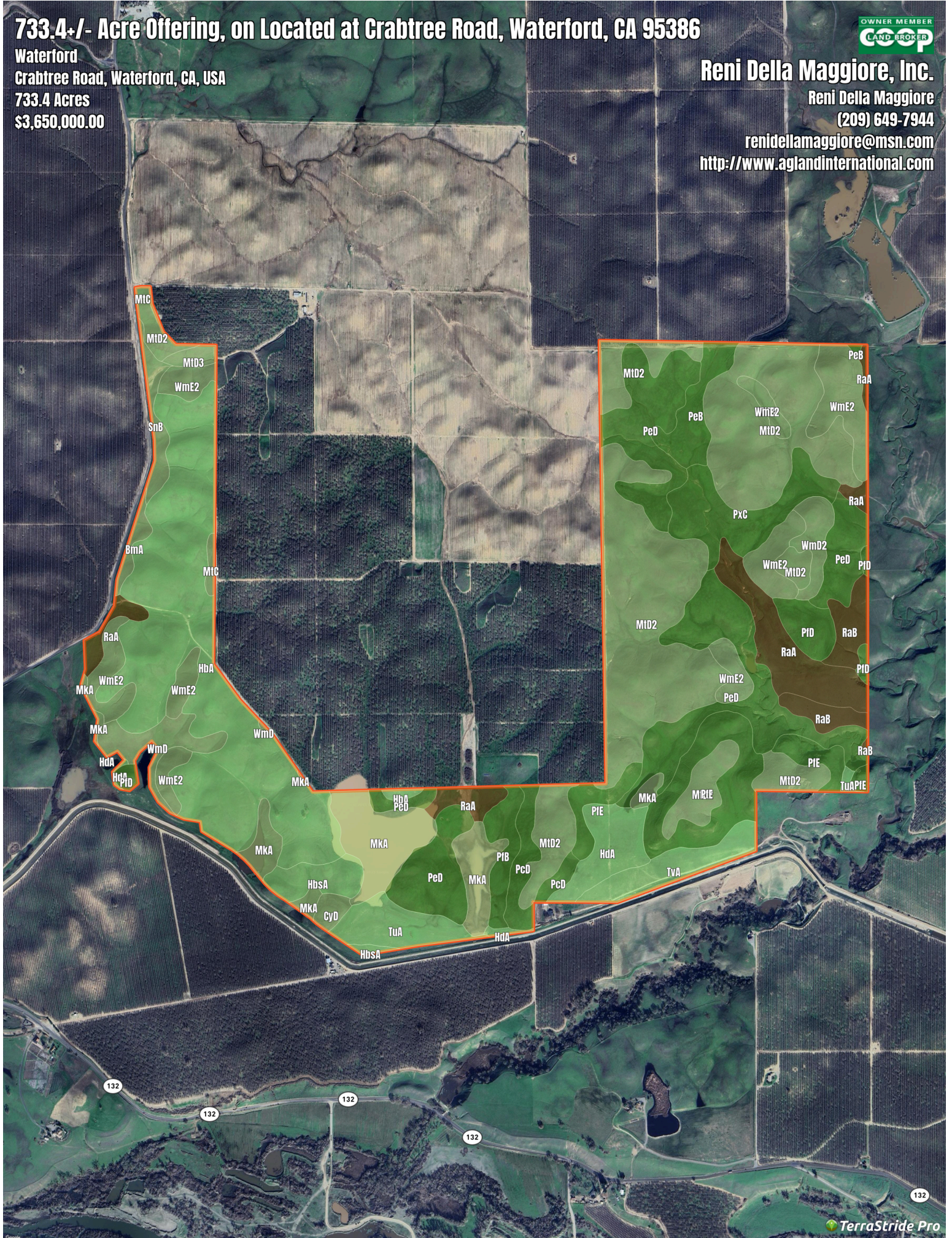


# 733.4 +/- Acre Offering, on Located at Crabtree Road, Waterford, CA 95386

Waterford  
Crabtree Road, Waterford, CA, USA  
733.4 Acres  
\$3,650,000.00



**Reni Della Maggiore, Inc.**  
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(209) 649-7944  
renidellamaggiore@msn.com  
<http://www.aglandinternational.com>



# 733.4+/- Acre Offering, on Located at Crabtree Road, Waterford, CA 95386

## Legend

 Boundary

## Description

A rare find in this area is a large tract of native pasture with many beautiful building sites! It has great development potential for an Almond Orchard! It is a great place to build a dream estate home on a hilltop amongst the rolling hills. There are no easements. In years with excess water, surface water may be available from Modesto Irrigation District. There is good groundwater and five stock ponds. There is good fencing, cross-fenced, corrals, and water. The property is bordered with grapes and almonds. Directions: Highway 99 to Highway 132, East (Yosemite Boulevard), about 20 miles to Crabtree Road, left on Crabtree to property on the right. Cross Street: Highway 132 East. Contact: Gary McEnerney at 916-761-8530 or Reni Della Maggiore at 209-649-7944

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Generated on: March 19, 2025

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## Soil Report

Symbol	Map Unit Description	Farmland class	Area (AC)	Available Water Storage (0-150cm - Weighted Average)	Flooding Frequency (Maximum)	Drainage Class (Dominant Condition)	Drainage Class (Wettest Component)	Hydric Classification	Water Table Depth (Annual Minimum)	Water Table Depth (April to June Minimum)	Bedrock Depth (Minimum)	Soil Order
MtD2	Montpellier coarse sandy loam, 15 to 30 percent slopes, eroded	Not prime farmland	0	15.9	None	Well drained	Well drained	0	0	0	0	Alfisols
HbA	Hanford fine sandy loam, 0 to 3 percent slopes	Prime farmland if irrigated	0	21.0	None	Well drained	Well drained	0	0	0	0	Entisols
PeD	Pentz gravelly loam, 8 to 30 percent slopes	Not prime farmland	0	2.4	None	Well drained	Well drained	0	0	0	20	Mollisols
WmE2	Whitney sandy loams, 30 to 45 percent slopes, eroded	Not prime farmland	0	9.1	None	Well drained	Well drained	0	0	0	71	Alfisols
MkA	Meikle clay, 0 to 1 percent slopes	Prime farmland if irrigated	0	22.1	None	Somewhat poorly drained	Somewhat poorly drained	85	0	0	0	Alfisols
PfE	Pentz loam, 30 to 45 percent slopes	Not prime farmland	0	2.8	None	Well drained	Well drained	0	0	0	20	Mollisols
RaA	Raynor clay, 0 to 3 percent slopes	Farmland of statewide importance	0	19.0	None	Well drained	Well drained	0	0	0	127	Vertisols
PxC	Peters-Pentz complex, 8 to 15 percent slopes	Not prime farmland	0	4.5	None	Well drained	Well drained	0	0	0	20	Mollisols
HdA	Hanford sandy loam, 0 to 3 percent slopes	Prime farmland if irrigated	0	20.4	None	Well drained	Well drained	0	0	0	0	Entisols
TuA	Tujunga loamy sand, 0 to 3 percent slopes	Prime farmland if irrigated	0	10.8	None	Somewhat excessively drained	Somewhat excessively drained	0	0	0	0	Entisols
TvA	Tujunga sand, 0 to 3 percent slopes	Farmland of statewide importance	0	10.5	None	Somewhat excessively drained	Somewhat excessively drained	0	0	0	0	Entisols
RaB	Raynor clay, 3 to 8 percent slopes	Farmland of statewide importance	0	19.0	None	Well drained	Well drained	0	0	0	127	Vertisols
PeB	Pentz gravelly loam, 3 to 8 percent slopes	Not prime farmland	0	2.4	None	Well drained	Well drained	0	0	0	20	Mollisols
WmD	Whitney sandy loams, 15 to 30 percent slopes	Not prime farmland	0	10.1	None	Well drained	Well drained	0	0	0	79	Alfisols
PfD	Pentz loam, 8 to 30 percent slopes	Not prime farmland	0	2.8	None	Well drained	Well drained	0	0	0	20	Mollisols
PcD	Pentz cobbly loam, very shallow, 8 to 30 percent slopes	Not prime farmland	0	1.2	None	Well drained	Well drained	0	0	0	10	Mollisols
HbsA	Hanford fine sandy loam, deep over sit, 0 to 1 percent slopes	Prime farmland if irrigated	0	21.6	None	Well drained	Well drained	0	0	0	0	Entisols
PfB	Pentz loam, 3 to 8 percent slopes	Not prime farmland	0	2.8	None	Well drained	Well drained	0	0	0	20	Mollisols
WmD2	Whitney sandy loams, 15 to 30 percent slopes, eroded	Not prime farmland	0	9.1	None	Well drained	Well drained	0	0	0	71	Alfisols
SnB	Snelling sandy loam, 3 to 8 percent slopes	Prime farmland if irrigated	0	22.5	None	Well drained	Well drained	0	0	0	0	Alfisols
CyD	Corning gravelly sandy loam, 15 to 30 percent slopes	Not prime farmland	0	15.0	None	Moderately well drained	Moderately well drained	0	0	0	0	Alfisols
BmA	Bear Creek loam, 0 to 3 percent slopes	Prime farmland if irrigated	0	16.9	Occasional	Moderately well drained	Moderately well drained	5	0	0	135	Alfisols
MtD3	Montpellier coarse sandy loam, 15 to 30 percent slopes, severely eroded	Not prime farmland	0	15.2	None	Well drained	Well drained	0	0	0	0	Alfisols
MtC	Montpellier coarse sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	0	16.8	None	Well drained	Well drained	0	0	0	0	Alfisols