

# 16221 Carrolton Rd, Escalon

## PREMIUM ALMOND FARM FOR SALE

### 34.65 Acres of Productive Agricultural Land

#### Property Overview

An exceptional opportunity to own **34.65 acres of established almond farmland**, ideal for growers, investors, or agricultural expansion. This well-maintained property offers productive soil, strong agricultural potential, and long-term value in a high-demand crop market.

- Block 1 is 9 acres; Trees are 6-year-old.
- Block 2 is 11 acres; trees are 11 years old.
- Block 3 is 14 acres: Trees are 1 year old.

#### Orchards

- **Total Area:** 34.65 Acres
- **Crop:** Almond Orchard
- **Varieties:** 8.8 acres **Bennett Hickman**, 11.6 acres **Carmel - Nonpareil**, 14.2 acres **Independents**.
- **Tree spacing** 16 x 22.

#### Production

- **2024 Nonpareil** 15,579 total - **2025** 10,821 total.
- **2024 Carmel** 16,188 total – **2025** 7,813 total.
- **2025 Bennett Hickman** 4,510
- Efficient spacing for optimal sunlight and yield

- Suitable for long-term farming and future expansion
- Managed for productivity and sustainability


## Water Irrigation & Utilities

- **Irrigation: Two sources of water, SSJI District and AG well – Via Diesel pump and Electricity.**
- **Power availability** via Diesel pump / SSIJ
- **Micro Sprinklers** / Flood valves.
- **Filtered** with a 4 – twin Apollo filtered system
- 1,360 GPM – 60 HP pump.
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## Contact Information

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