

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

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



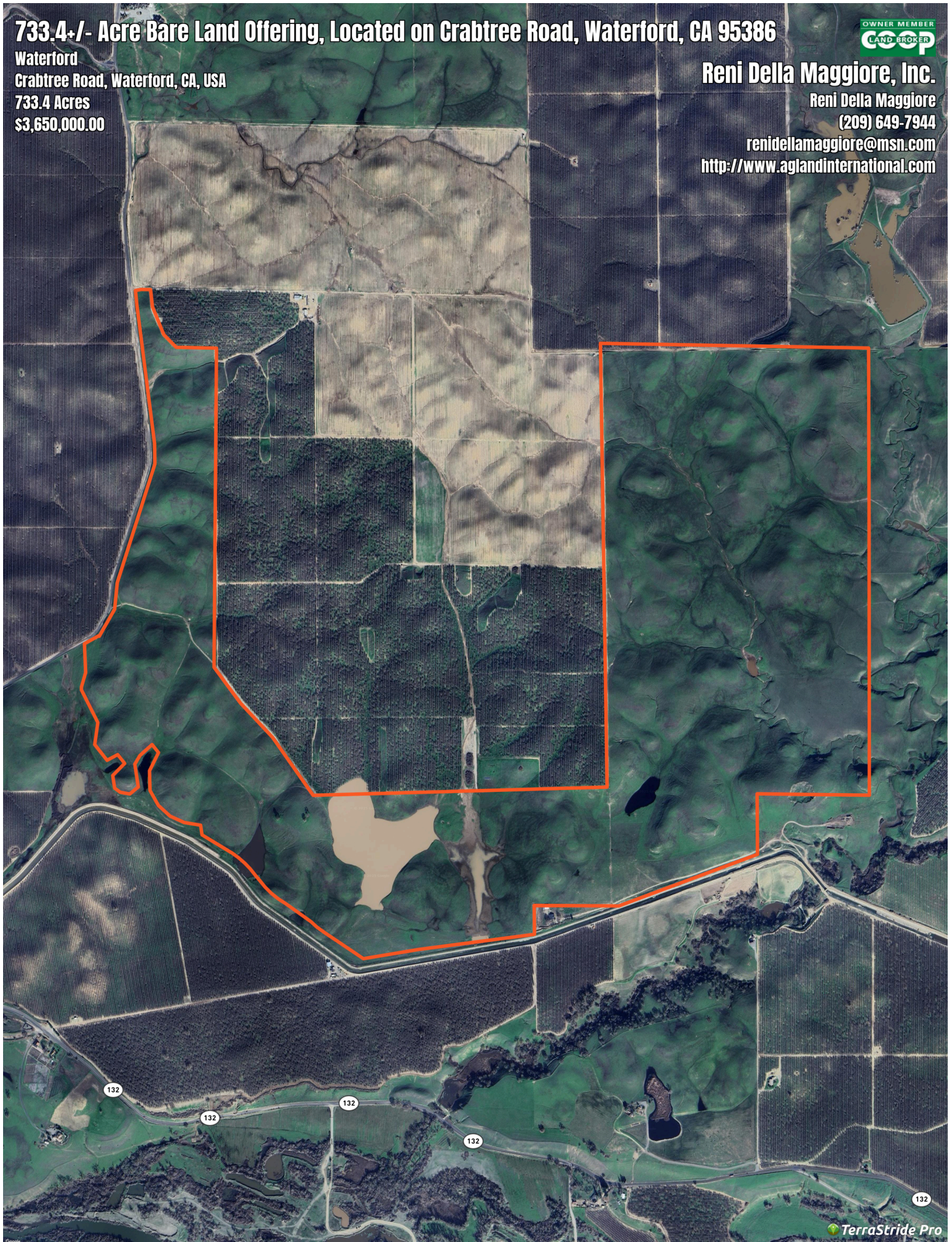
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## Legend

 Boundary

## Description

Hey cattlemen, it's time to cash in on the all-time high cattle prices and lower real estate prices. These high cattle prices and lower real estate prices won't last forever, take advantage of the price disparity while the orchard and vine market are at a low, buy a cattle ranch! Rare find in this area, a large tract of native pasture with many beautiful building sites! Great development potential for an Almond Orchard! A great place to build your estate dream home on a hilltop amongst the rolling hills. No easements, surface water may be available from Modesto Irrigation District in years with excess water, good ground water, 5 stock ponds. Good fencing, cross fenced, corrals and water. 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 916-751-8530 or Reni Della Maggiore at 209-649-7944

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