

# NORTHERN SAN JOAQUIN VALLEY AGRICULTURAL LAND SALES ACTIVITY FOR 2008

*So. Sacramento, San Joaquin, Stanislaus, Merced, Calaveras, Tuolumne & Mariposa Counties*

Courtesy of:



## Edwards, Lien & Toso, Inc.

*Agricultural Appraisers & Consultants*

8408 N. Lander Avenue • Hilmar, CA 95324

(209) 634-9484 • Fax: (209) 634-0765 • e-mail: [info@edwardsandlien.com](mailto:info@edwardsandlien.com) • [www.edwardsandlien.com](http://www.edwardsandlien.com)

### PERMANENT PLANTINGS (by Commodity & Market Area)

#### ALMONDS

<u>MARKET AREA</u>	<u>PER ACRE</u> <u>LOW -- HIGH</u>
MANTECA, RIPON, ESCALON.....	\$17,000 -- \$27,000
TRACY, VERNALIS.....	\$12,500 -- \$22,000
WESTLEY, PATTERSON, NEWMAN, CRWS LNDNG, GUSTINE.....	\$15,000 -- \$20,000
EAST TURLOCK, BALLICO, CORTEZ, DELHI.....	\$17,000 -- \$22,000
WATERFORD, HICKMAN, LA GRANGE, MONTPELLIER, SNELLING **DISTRICT.....	\$15,000 -- \$30,000
**FOOTHILLS/WELL.....	\$12,000 -- \$17,000
CERES, HUGHSON, DENAIR.....	\$18,000 -- \$30,000
MODESTO, SALIDA.....	\$20,000 -- \$29,000
ATWATER, LIVINGSTON, CRESSEY, WINTON.....	\$19,000 -- \$23,000
SOUTH MERCED, EL NIDO.....	\$12,000 -- \$22,000
PLANADA, LE GRAND.....	\$12,000 -- \$15,000

\* Duplication of this document is strictly forbidden without the exclusive consent of Edwards, Lien & Toso, Inc. The incremental low and high sales prices expressed in this survey are representative of a given time period (the year 2008). These are NOT values or ranges of values for any particular real property and are not intended to be applied as such. Edwards, Lien & Toso, Inc., is to be held harmless for any misuse of this data.

**Edwards, Lien & Toso, Inc.**  
***Agricultural Appraisers & Consultants***

**NORTHERN SAN JOAQUIN VALLEY AG. LAND SALES ACTIVITY FOR 2008**

**PERMANENT PLANTINGS (continued)**

**PEACHES**

<b>MARKET AREA</b>	<b>PER ACRE LOW -- HIGH</b>
MODESTO/TURLOCK/CERES, LIVINGSTON/DELHI/BALLICO.....	\$12,000 -- \$25,000

**CHERRIES**

STANISLAUS & MERCED COUNTIES (WESTSIDE).....	\$12,000 -- \$20,000
LODI, LINDEN, WATERLOO, ESCALON.....	\$20,000 -- \$25,000

**WALNUTS**

E. STOCKTON, LINDEN, WATERLOO.....	\$15,000 -- \$27,000
PATTERSON, NEWMAN, CROWS LANDING, GUSTINE.....	\$18,000 -- \$20,000
WATERFORD, OAKDALE, ESCALON.....	\$14,000 -- \$22,000
TURLOCK, MODESTO, SALIDA.....	\$20,000 -- \$29,000
MERCED COUNTY, OTHER THAN GUSTINE.....	\$13,000 -- \$20,000

**WINE GRAPES**

LODI, LOCKFORD, CLEMENTS & S. SACRAMENTO CO. (Dist. 11)....	\$10,000 -- \$25,000
MANTECA, MODESTO/CERES, TURLOCK/HILMAR (Dist. 12).....	\$10,000 -- \$25,000
ATWATER, LIVINGSTON (Dist. 12).....	\$10,000 -- \$25,000

\* Duplication of this document is strictly forbidden without the exclusive consent of Edwards, Lien & Toso, Inc. The incremental low and high sales prices expressed in this survey are representative of a given time period (the year 2008). These are NOT values or ranges of values for any particular real property and are not intended to be applied as such. Edwards, Lien & Toso, Inc., is to be held harmless for any misuse of this data.

**Edwards, Lien & Toso, Inc.**  
**Agricultural Appraisers & Consultants**

**NORTHERN SAN JOAQUIN VALLEY AG. LAND SALES ACTIVITY FOR 2008**

**UNIMPROVED LAND (by Land Type & Market Area)**

**IRRIGATED CROPLAND**

<b>MARKET AREA</b>	<b>PER ACRE LOW -- HIGH</b>
THORNTON, GALT, S. SAC. COUNTY.....	\$5,000 -- \$16,000
MANTECA, RIPON.....	\$15,000 -- \$20,000
ESCALON, COLLEGEVILLE, FARMINGTON.....	\$8,000 -- \$22,000
E. STOCKTON, LINDEN.....	\$6,500 -- \$13,000
TRACY.....	\$8,000 -- \$12,000
DELTA (Mineral Soils Upper End, Peat Soils Lower End).....	\$4,000 -- \$10,000
PATTERSON, NEWMAN, CROWS LANDING, GUSTINE (DIST.).....	\$10,000 -- \$20,000
Properties within Federal Districts or wells.....	\$6,000 -- \$11,000
EAST TURLOCK, BALLICO, CORTEZ, DENAIR	
**DISTRICT.....	\$10,000 -- \$20,000
**WELL.....	\$8,000 -- \$15,000
**FOOTHILLS/WELL.....	\$7,500 -- \$14,500
OAKDALE, VALLEY HOME (IFC & IRRIGATED PASTURE).....	\$10,500 -- \$17,000
WATERFORD, HICKMAN, LA GRANGE, MONTPELLIER, SNELLING	
**DISTRICT (MID & TID).....	\$14,000 -- \$32,000
**FOOTHILLS/WELL OR MERCED ID.....	\$10,000 -- \$18,000
SOUTH CERES, WEST TURLOCK, HILMAR.....	\$18,000 -- \$30,000
**NON-DISTRICT (SW STAN. CO., NW MERCED CO.).....	\$8,500 -- \$17,500
WEST MODESTO, SALIDA.....	\$17,000 -- \$35,000
ATWATER, LIVINGSTON, CRESSEY, WINTON.....	\$12,000 -- \$20,000
SOUTH MERCED, EL NIDO.....	\$5,000 -- \$8,000
NORTH, EAST & WEST MERCED.....	\$6,500 -- \$28,000

\* Duplication of this document is strictly forbidden without the exclusive consent of Edwards, Lien & Toso, Inc. The incremental low and high sales prices expressed in this survey are representative of a given time period (the year 2008). These are NOT values or ranges of values for any particular real property and are not intended to be applied as such. Edwards, Lien & Toso, Inc., is to be held harmless for any misuse of this data.

**Edwards, Lien & Toso, Inc.**  
**Agricultural Appraisers & Consultants**

**NORTHERN SAN JOAQUIN VALLEY AG. LAND SALES ACTIVITY FOR 2008**

**UNIMPROVED LAND (continued)**

**IRRIGATED CROPLAND (continued)**

<b>MARKET AREA</b>	<b>PER ACRE</b>	
	<b>LOW</b>	<b>HIGH</b>
PLANADA, LE GRAND.....	\$6,000	\$25,000
LOS BANOS, DOS PALOS		
**DISTRICT.....	\$7,000	\$12,000
**FEDERAL DISTRICT/WELL.....	\$7,000	\$9,000

**DRY PASTURELAND**

<b>MARKET AREA</b>	<b>PER ACRE</b>	
	<b>LOW</b>	<b>HIGH</b>
NE SAN JOAQUIN & SACRAMENTO COUNTIES..... (WINE GRAPE INFLUENCE, E. Lodi, Clements, Lockford)	\$5,000	\$11,000
<b><u>WEST FOOTHILLS:</u></b>		
TRACY HILLS.....	\$1,200	\$3,000
PATTERSON, NEWMAN, CROWS LANDING, GUSTINE, LOS BANOS.....	\$1,500	\$3,500
<b><u>EAST FOOTHILLS:</u></b>		
OAKDALE, VALLEY HOME, EUGENE, WATERFORD, HICKMAN, LA GRANGE, MONTPELLIER, SNELLING.....	\$5,500	\$7,500
**SMALL CATTLE RANCHES (60-120 ACRES).....	\$3,500	\$10,000
SAN JOAQUIN COUNTY.....	\$3,000	\$11,000
CALAVERAS COUNTY.....	\$2,500	\$5,000
TUOLUMNE COUNTY.....	\$2,200	\$9,000
MARIPOSA COUNTY.....	\$1,400	\$2,500
<b><u>MERCED COUNTY</u></b> - GUSTINE, LOS BANOS, DOS PALOS.....	\$2,500	\$3,800
SOUTH MERCED, EL NIDO, LE GRAND, PLANADA (VALLEY FLOOR)		

\* Duplication of this document is strictly forbidden without the exclusive consent of Edwards, Lien & Toso, Inc. The incremental low and high sales prices expressed in this survey are representative of a given time period (the year 2008).

These are NOT values or ranges of values for any particular real property and are not intended to be applied as such.

Edwards, Lien & Toso, Inc., is to be held harmless for any misuse of this data.

**Edwards, Lien & Toso, Inc.**  
***Agricultural Appraisers & Consultants***

**NORTHERN SAN JOAQUIN VALLEY AG. LAND SALES ACTIVITY FOR 2008**

**DAIRY FACILITIES**  
**(net of supporting land)**

**PER MILK COW**  
**LOW -- HIGH**

TRI-COUNTY AREA -- SAN JOAQUIN, STANISLAUS, MERCED

200 -- 350 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,800 -- \$2,150
450 -- 650 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,800 -- \$2,200
750 -- 1,000+ MILK COW CAPACITY, WITH MILKING EQUIPMENT....	\$2,500 -- \$3,600

SOUTH VALLEY AREAS -- MADERA, FRESNO, KINGS, TULARE, KERN

200 -- 500 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,800 -- \$4,000
600 -- 800 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$3,000 -- \$3,400
900 -- 1,000+ MILK COW CAPACITY, WITH MILKING EQUIPMENT....	\$3,300 -- \$4,200

**POULTRY FACILITIES**  
**(net of supporting land)**

**PER SF BUILDING**  
**LOW -- HIGH**

NORTH-COUNTY AREA -- SAN JOAQUIN, STANISLAUS, MERCED

TURKEY:	\$ .75--\$4.00
CHICKEN:	\$ .50--\$2.50

SOUTH VALLEY AREAS -- MADERA, FRESNO, KINGS, TULARE

TURKEY:	\$1.00--\$3.00
---------	----------------

\* Duplication of this document is strictly forbidden without the exclusive consent of Edwards, Lien & Toso, Inc. The incremental low and high sales prices expressed in this survey are representative of a given time period (the year 2008).

These are NOT values or ranges of values for any particular real property and are not intended to be applied as such.

Edwards, Lien & Toso, Inc., is to be held harmless for any misuse of this data.