

NORTHERN SAN JOAQUIN VALLEY AGRICULTURAL LAND SALES ACTIVITY FOR 2009

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

Courtesy of:



Edwards, Lien & Toso, Inc.

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PERMANENT PLANTINGS (by Commodity & Market Area)

ALMONDS

<u>MARKET AREA</u>	<u>PER ACRE</u> <u>LOW -- HIGH</u>
MANTECA, RIPON, ESCALON.....	\$15,000 -- \$20,000
TRACY, VERNALIS.....	\$9,500 -- \$20,000
WESTLEY, PATTERSON, NEWMAN, CRWS LNDNG, GUSTINE.....	\$11,000 -- \$25,000
EAST TURLOCK, BALLICO, CORTEZ, DELHI.....	\$17,000 -- \$20,000
WATERFORD, HICKMAN, LA GRANGE, MONTPELLIER, SNELLING **DISTRICT.....	\$8,400 -- \$25,000
**FOOTHILLS/WELL.....	\$13,500 -- \$18,000
CERES, HUGHSON, DENAIR.....	\$10,000 -- \$25,000
MODESTO, SALIDA.....	\$19,000 -- \$25,000
ATWATER, LIVINGSTON, CRESSEY, WINTON.....	\$11,000 -- \$25,000
SOUTH MERCED, EL NIDO.....	\$12,000 -- \$20,000
PLANADA, LE GRAND.....	\$9,000 -- \$12,000

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NORTHERN SAN JOAQUIN VALLEY AG. LAND SALES ACTIVITY FOR 2009

PERMANENT PLANTINGS (continued)

PEACHES

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

CHERRIES

STANISLAUS & MERCED COUNTIES (WESTSIDE).....	\$12,000 -- \$20,000
LODI, LINDEN, WATERLOO, ESCALON.....	\$15,500 -- \$30,000

WALNUTS

E. STOCKTON, LINDEN, WATERLOO.....	\$14,000 -- \$25,000
PATTERSON, NEWMAN, CROWS LANDING, GUSTINE.....	\$18,000 -- \$20,000
WATERFORD, OAKDALE, ESCALON.....	\$8,500 -- \$20,000
TURLOCK, MODESTO, SALIDA.....	\$20,000 -- \$25,000
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

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UNIMPROVED LAND (by Land Type & Market Area)

IRRIGATED CROPLAND

MARKET AREA	PER ACRE LOW -- HIGH
THORNTON, GALT, S. SAC. COUNTY.....	\$5,000 -- \$13,000
MANTECA, RIPON.....	\$15,000 -- \$25,000
ESCALON, COLLEGEVILLE, FARMINGTON.....	\$8,000 -- \$22,000
E. STOCKTON, LINDEN.....	\$6,500 -- \$13,000
TRACY.....	\$6,500 -- \$12,000
DELTA (Mineral Soils Upper End, Peat Soils Lower End).....	\$4,000 -- \$7,000
PATTERSON, NEWMAN, CROWS LANDING, GUSTINE (DIST.).....	\$10,000 -- \$12,000
Properties within Federal Districts or wells.....	\$6,000 -- \$11,000
EAST TURLOCK, BALLICO, CORTEZ, DENAIR	
**DISTRICT.....	\$10,000 -- \$20,000
**WELL.....	\$6,000 -- \$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 -- \$20,000
**FOOTHILLS/WELL OR MERCED ID.....	\$10,000 -- \$15,000
SOUTH CERES, WEST TURLOCK, HILMAR.....	\$18,000 -- \$25,000
**NON-DISTRICT (SW STAN. CO., NW MERCED CO.).....	\$8,500 -- \$17,500
WEST MODESTO, SALIDA.....	\$17,000 -- \$25,000
ATWATER, LIVINGSTON, CRESSEY, WINTON.....	\$11,000 -- \$20,000
SOUTH MERCED, EL NIDO.....	\$5,000 -- \$8,000
NORTH, EAST & WEST MERCED.....	\$6,500 -- \$20,000

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UNIMPROVED LAND (continued)

IRRIGATED CROPLAND (continued)

MARKET AREA	PER ACRE LOW -- HIGH
PLANADA, LE GRAND.....	\$6,000 -- \$25,000
LOS BANOS, DOS PALOS **DISTRICT.....	\$6,500 -- \$12,000
**FEDERAL DISTRICT/WELL.....	\$7,000 -- \$9,000

DRY PASTURELAND

MARKET AREA	PER ACRE LOW -- HIGH
NE SAN JOAQUIN & SACRAMENTO COUNTIES..... (WINE GRAPE INFLUENCE, E. Lodi, Clements, Lockford)	\$5,000 -- \$11,000
<u>WEST FOOTHILLS:</u>	
TRACY HILLS.....	\$1,200 -- \$3,000
PATTERSON, NEWMAN, CROWS LANDING, GUSTINE, LOS BANOS.....	\$1,500 -- \$5,500
<u>EAST FOOTHILLS:</u>	
OAKDALE, VALLEY HOME, EUGENE, WATERFORD, HICKMAN, LA GRANGE, MONTPELLIER, SNELLING.....	\$3,200 -- \$7,500
**SMALL CATTLE RANCHES (60-120 ACRES).....	\$3,500 -- \$10,000
SAN JOAQUIN COUNTY.....	\$1,600 -- \$11,000
CALAVERAS COUNTY.....	\$800 -- \$5,000
TUOLUMNE COUNTY.....	\$2,200 -- \$9,000
MARIPOSA COUNTY.....	\$1,400 -- \$2,500
<u>MERCED COUNTY - GUSTINE, LOS BANOS, DOS PALOS.....</u>	\$2,000 -- \$3,800
SOUTH MERCED, EL NIDO, LE GRAND, PLANADA (VALLEY FLOOR)	

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DAIRY FACILITIES
(net of supporting land)

	PER MILK COW
	LOW -- HIGH
<u>TRI-COUNTY AREA -- SAN JOAQUIN, STANISLAUS, MERCED</u>	
200 -- 350 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,000 -- \$2,000
450 -- 650 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,000 -- \$2,500
750 -- 1,000+ MILK COW CAPACITY, WITH MILKING EQUIPMENT....	\$1,500 -- \$3,500

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

200 -- 500 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,000 -- \$3,000
600 -- 800 MILK COW CAPACITY, WITH MILKING EQUIPMENT.....	\$1,000 -- \$3,000
900 -- 1,000+ MILK COW CAPACITY, WITH MILKING EQUIPMENT....	\$2,200 -- \$4,250

POULTRY FACILITIES
(net of supporting land)

	PER SF BUILDING
	LOW -- HIGH
<u>NORTH-COUNTY AREA -- SAN JOAQUIN, STANISLAUS, MERCED</u>	
TURKEY:	\$.75--\$4.00
CHICKEN:	\$.50--\$2.50
<u>SOUTH VALLEY AREAS -- MADERA, FRESNO, KINGS, TULARE</u>	
TURKEY:	\$1.00--\$3.00

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