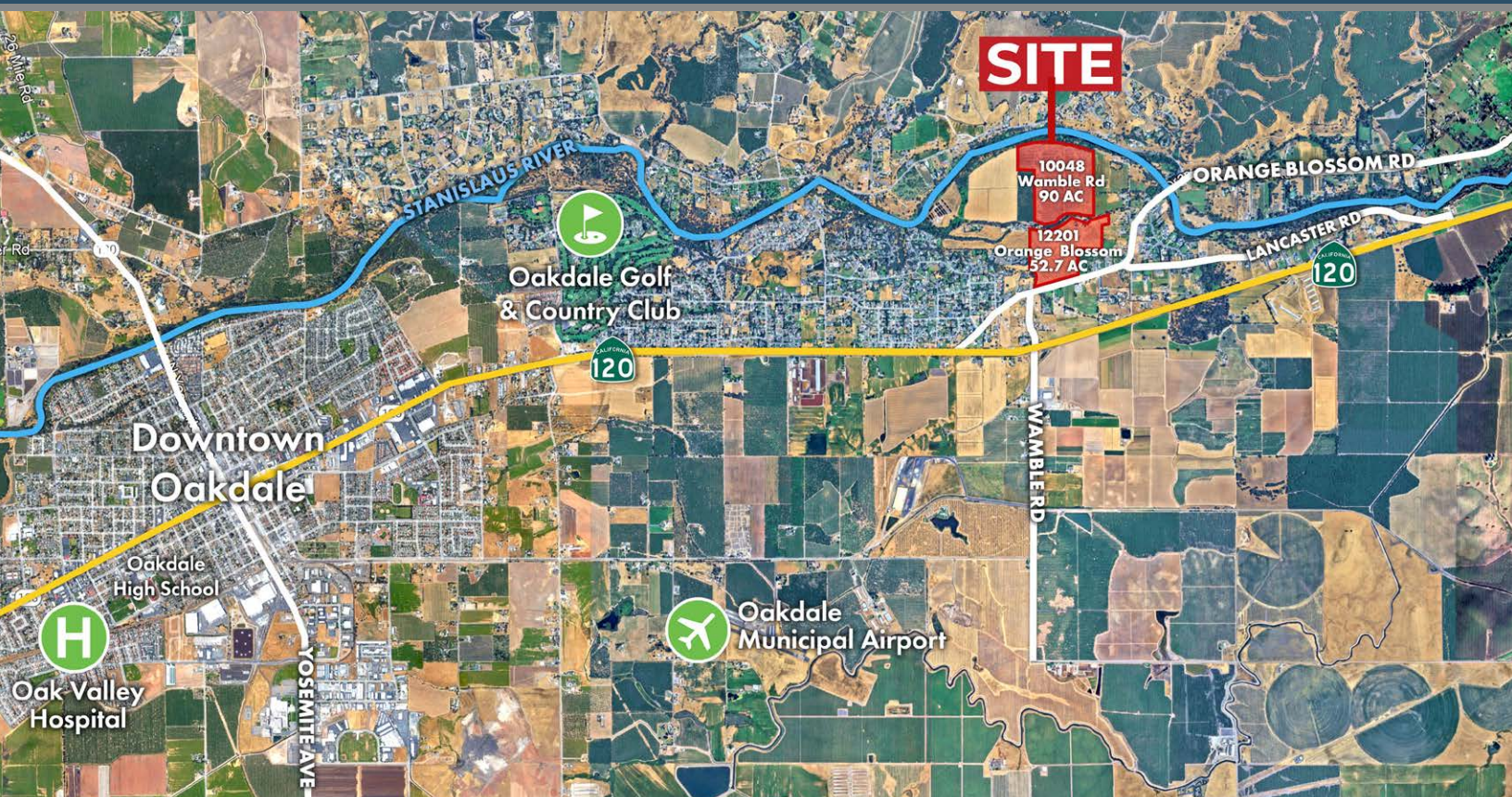


142.7 AC EAST OAKDALE RIVER BLUFF RANCH



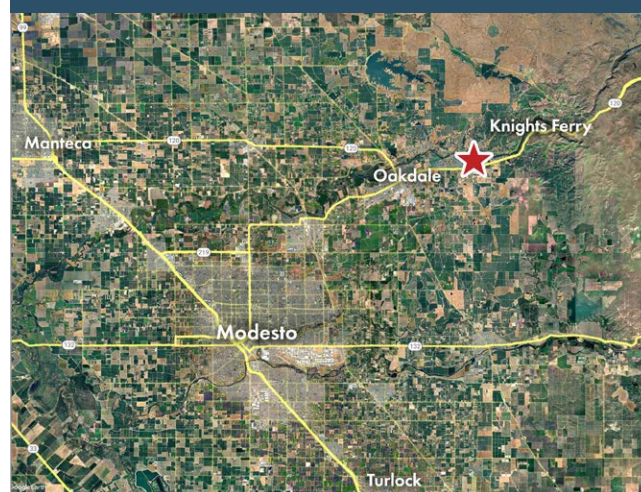
12201 ORANGE BLOSSOM ROAD & 10048 WAMBLE ROAD, EAST OAKDALE, CA 95361

FEATURES

- Unique 143-acre River Bluff estate located in East Oakdale
- Includes two (2) parcels, comprised of 52.7 acres previously farmed to almonds and 90 acres previously farmed to walnuts, each with an existing home and separate access
- One of the few large assemblages of land remaining on Orange Blossom Rd.
- Fertile loamy sand with abundant surface water rights making this ranch ideal for crop production
- Rare and impressive backdrop of the Stanislaus River which borders the north end of the property
- Only 4.7 Miles from Historic Downtown Oakdale, known as the "Cowboy Capital of the World"
- Surrounded by ranches, major agricultural operations, farms, and packing facilities
- 52.7 acres has the potential for future development, up to 50 one-acre lots
- Just a quarter mile from the planned phase 3 of the North County Corridor Project, an 18-mile realignment of State Route 108 around the Modesto, Riverbank and Oakdale communities, currently in phase 1

PRICE: \$6,278,800 (\$44,000/AC)

VICINITY MAP



5/28/25 JC



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142.7 AC EAST OAKDALE RIVER BLUFF RANCH

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** 12201 Orange Blossom Road, East Oakdale, CA 95361; 10048 Wamble Road, East Oakdale, CA 95361
- **APNs (According to County Assessor's Information):** 010-009-033,035
- **Lot Size:** 142.7 acres
- **Zoning:** [Click here to view A-2-10 Agriculture, 10 AC, min lot size](#)
- **General Plan:** AG (Agriculture)
- **Irrigation District:** [Click here to Oakdale Irrigation District Rates](#)
- **Home Size:** 12201 Orange Blossom Road: Home Approx. 1872 SF- 3 bed/2 bath;
10048 Wamble Road: Home Approx. 2,443 SF- 3 bed/2 bath
- **Additional Improvements:** Approx. 40'x60' Barn
- **Year Built:** 10048 Wamble Road: 1977;
12201 Orange Blossom Road: 1915
- **Utilities:** Water: Separate domestic wells on each parcel
Sewer: Separate Septic systems for each parcel
Electric: PG&E
Gas: Propane
District Water- Yes, OID via Tulloch Canal
Pump: H.P. 100 PH 3-Volts 220/240- MANUFACTURER U.S. MECHANICAL MOTORS INC. #1226-999
- **Agricultural Preserve:** Yes; Williamson Act
- **Soil Type:** 39.3% Tujunda loamy sand, 28% Hanford Loamy sand, 10.6 % Snelling Loamy sand

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

142.7 AC EAST OAKDALE RIVER BLUFF RANCH

LOCATION OVERVIEW



STANISLAUS COUNTY/OAKDALE, CA

Stanislaus County is located in the San Joaquin Valley in Central California. With predominantly flat terrain, fertile soil, and mild temperatures, the area is ideal for agriculture. The major economic drivers of the area are agriculture, food manufacturing, and tourism.

With an abundance of greenery and open space, numerous hiking trails, creeks and rivers, and a moderate climate, Stanislaus County is an outdoor enthusiast's dream.

Oakdale is positioned in the northeast portion of the county, bordered on the north by the Stanislaus River. The city is home to several major agricultural and industrial operations including ConAgra Foods, Sconza Chocolates, Sonoco Metal Packaging, and Central Valley Ag Group.



Historic Knights Ferry is only 7.5 miles from the property. Take a 3-hour river rafting trip from Knights Ferry to the ranch experience incredible scenery. This section of the Stanislaus River is known for its beginner friendly class II rapids.

The property is located 54 miles from Pinecrest Lake, a pristine lake located in the Sierra Nevada Mountains and part of the Stanislaus National Forest.

The ranch is also just 18 miles from Lake Tulloch, which offers boating, fishing, swimming and camping.



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