

# San Joaquin Delta Almond Orchard & Recreation Property (Roberts Island)

Stockton  
Boulton Road, Stockton, CA, United States



**Reni Della Maggiore, Inc.**

Reni Della Maggiore  
(209) 649-7944

renidellamaggiore@msn.com  
<http://www.aglandinternational.com>

125.0 +/- Acres

# San Joaquin Delta Almond Orchard & Recreation Property (Roberts Island)

## Legend

Text Label

Boundary

## Description

**NEWLY PLANTED ALMOND ORCHARD:** 125+/- Acres of River Front Property with a recorded Agriculture Conservation Easement on 109.74+/- acres. Located in the Hart of the San Joaquin Delta. Pre. 1914 Riparian Water Rights. USES: Almond Orchard, Water Sports, Fishing and Duck/Pheasant Hunting. Buyer to cooperate with Seller to perform a 1031 exchange with no cost to Buyer. Previous Owner retaining Mineral Rights. Note: The Conservation Easement allows for Permanent Crops. Driving Directions Located on Roberts Island, San Joaquin County: Twenty Minutes from Stockton, One Hour from the San Francisco Bay Area. Price not disclosed.

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

Generated on: Nov. 2, 2019