



# 459 ACRES

This farm is in a very quiet area of Stanislaus and Merced Counties with 2 APN numbers. There is 2 AG Deep wells that service the irrigation needs via center pivot. The expansive main home has 4 bedrooms & 4.5 bathrooms which currently has a life estate. There is also a 3 bedroom 2 bathroom Modular home. The shop/barn is 75 x 125' that will be great for equipment storage & repairs. A great opportunity for a new orchard with wells already in place

**\$7,425,000**

**4739 Bledsoe Rd,  
Denair, CA 95316**



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# 363 ACRES



This property seamlessly integrates modern dairy technology with productive farmland, catering to both immediate operational needs and long-term agricultural investment. Equipped with four expansive free stall barns, utilizing Thirty two Lely A5 robotic milking systems. In addition, there are two compost barns: one for dry cows and another for closeup and hospital use. A special needs free stall barn offering 60 stalls, three Albers manure separators, and a substantial commodity barn. There are two 7000 gallon BouMatic milk tanks with refrigeration and a 7000 gallon Westfalia milk holding tank. The hospital barn is equipped with a double 8 herringbone parlor, ensuring the highest standards of animal health management. Feed systems are supported by eight 20-ton grain tanks and eight Lely Juno feed pushers. There are three water tanks each holding 50,000 gallons for fire and class 2 water systems.

**\$10,900,000**

**TRA**  
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**15453 E Monte Vista Ave,  
Denair, CA 95316**