

ROGERS RANCH - PORTION

18.32± ACRES | STANISLAUS COUNTY, CALIFORNIA

\$59,247
(\$3,234/Acre)



PROPERTY HIGHLIGHTS

- ADJACENT TO INTERSTATE 5
- EASY ACCESS ALONG DEL PUERTO CANYON RD
- CLOSE PROXIMITY TO PATTERSON CITY LIMITS



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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Fresno, CA 93711
559.432.6200

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3447 S. Demaree St.
Visalia, CA 93277
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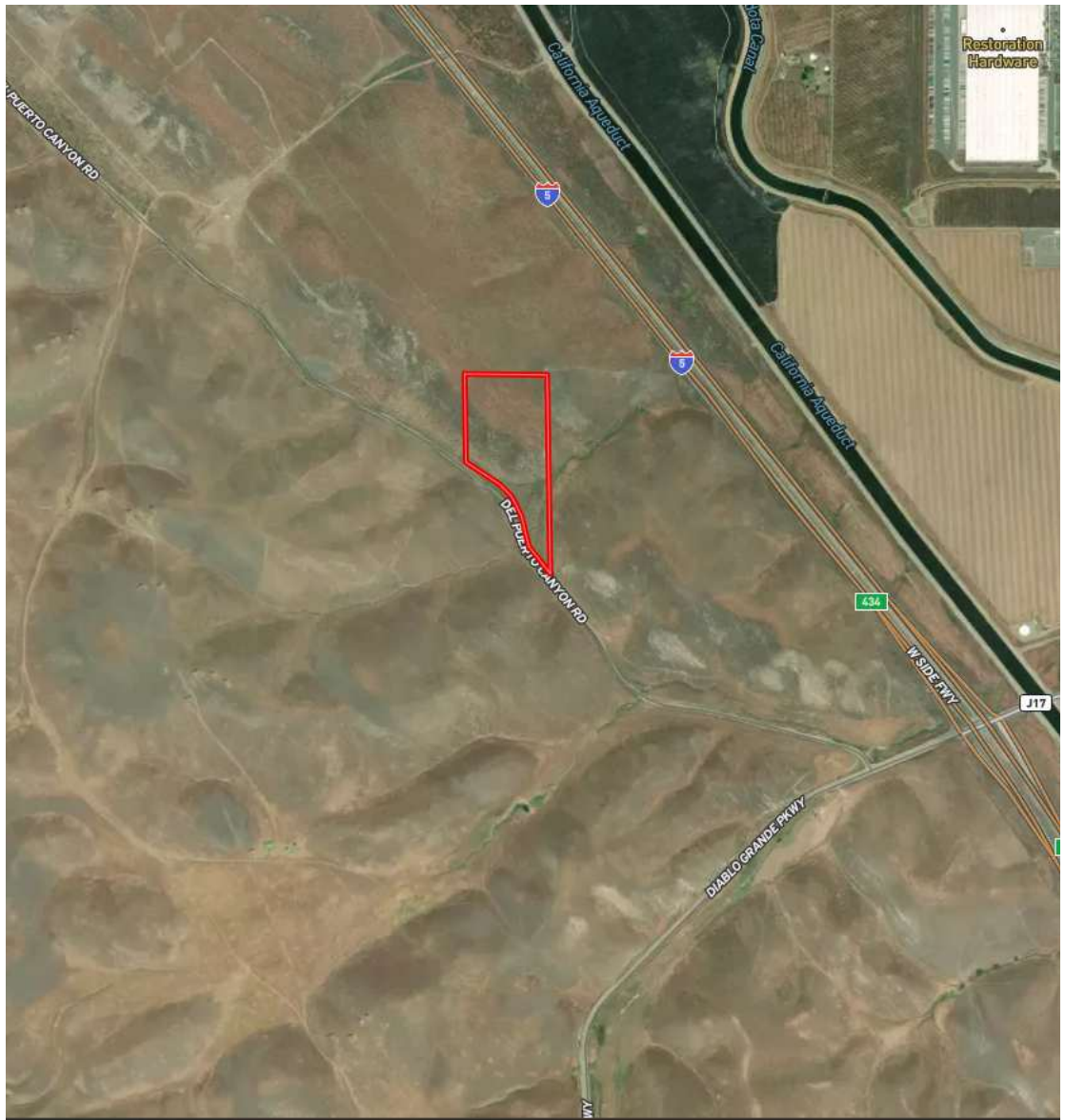
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

18.32± acres of gentle rolling hills adjacent to I5 and within close proximity to the City of Patterson. Incorporated in 1909, the City of Patterson has grown significantly. With a current population of 20,875 people, Patterson is now an industrial hub for distribution, warehousing, manufacturing, and agriculture businesses with continued expansion of residential development to support local workforce and families community to Bay Area companies.

LOCATION

The property is sandwiched between I5 and Del Puerto Canyon Road in Patterson, Ca 95636.

ZONING

General Agricultural (40 acre minimum). The Patterson City General Plan Map updated February 2025 shows the property as "Mixed Use." The ranch is not enrolled in the Williamson Act.

WATER

There is no groundwater well or access to irrigation district water. Buyer will need to verify the current condition.

PRICE/TERMS

\$59,247 (\$3,234/acre). Cash at the close of escrow.

LEGAL

APN: 021-096-011. Located in a portion of Sections 27 T5S, R7E, M.D.B.&M.



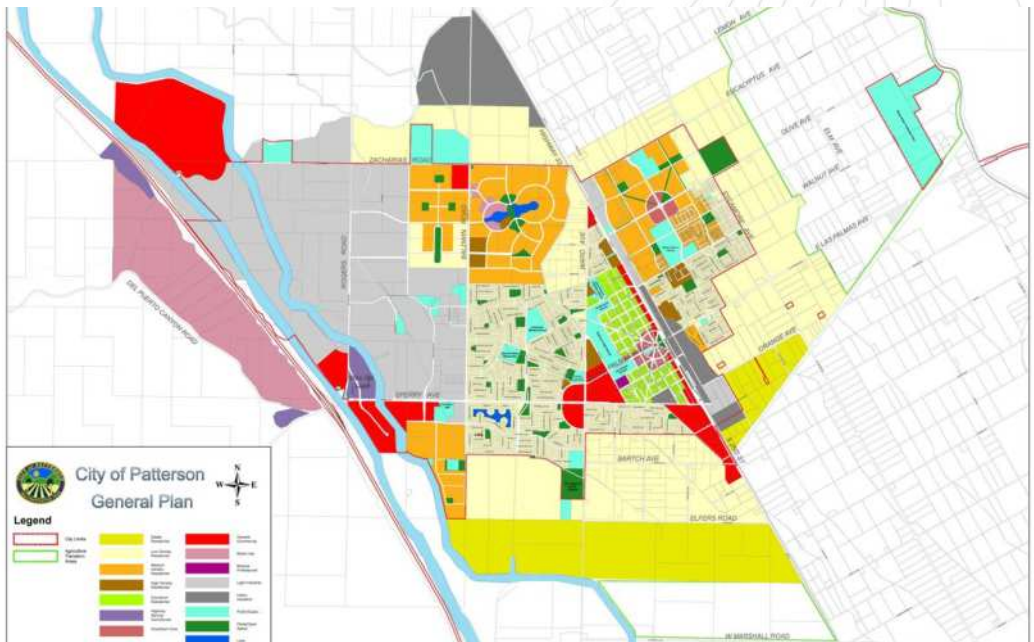
*WATER DISCLOSURE

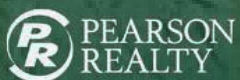
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

Soil Map Key

Map unit symbol	Map unit name	Rating
145	Zacharias clay loam, 2 to 5 percent slopes	Grade 1 - Excellent
255	Calla-Carbona complex, 30 to 50 percent slopes	Grade 3 - Fair
500	Wisflat-Arburua-San Timoteo complex, 30 to 50 percent slopes, MLRA 15	Grade 4 - Poor





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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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