

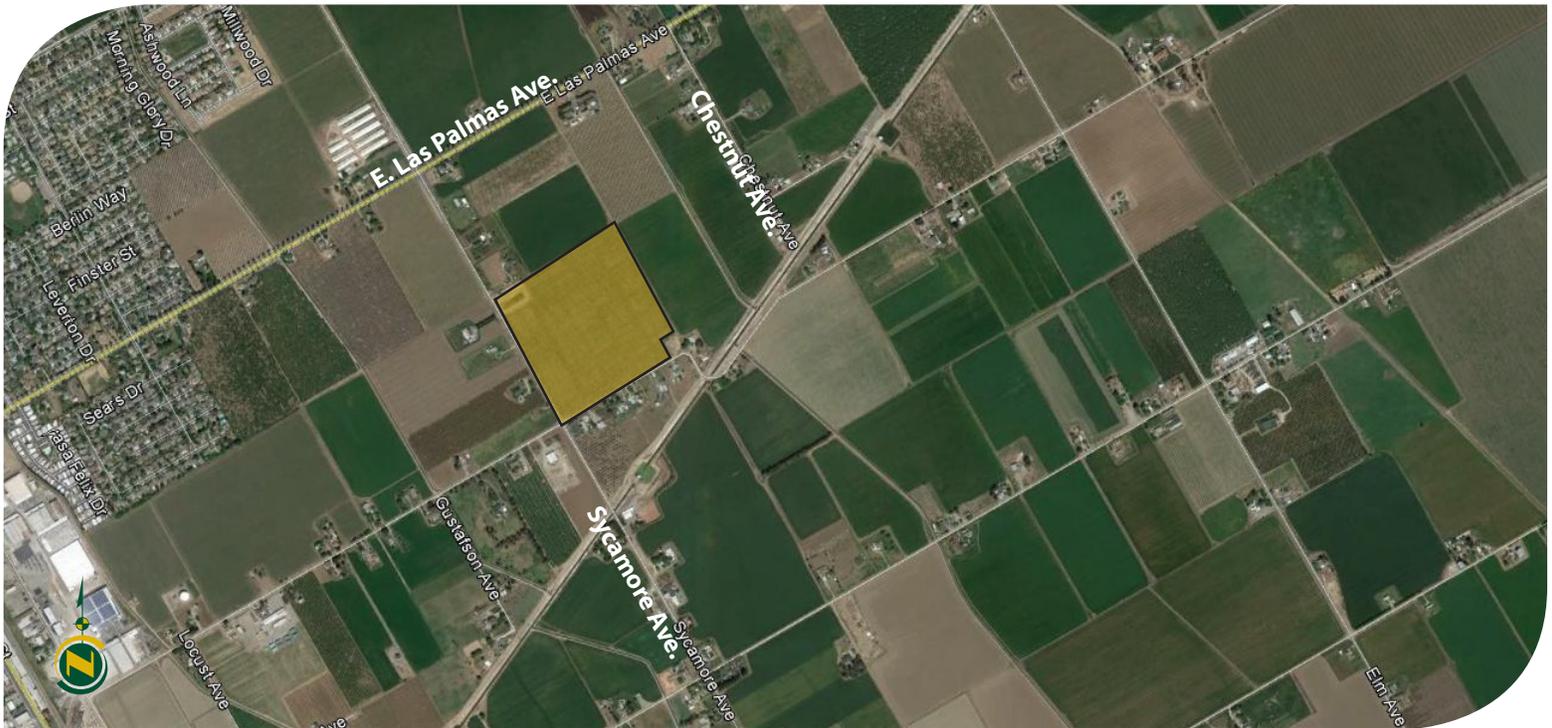


**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

**FOR SALE**

# #4 Cheng Ranch



**Exclusively Presented By:  
Pearson Realty**



**35.40± Acres  
Stanislaus County, California**

**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# #4 Cheng Ranch

**35.40± Acres**

**\$1,490,265**

**LOCATION:**

The subject property is located on the northeast corner of Sycamore Avenue and Orange Avenue Patterson, CA. Directions include E Las Palmas Avenue, SE on Sycamore to Orange Avenue, the property will be located on the east side of Sycamore.

**DESCRIPTION:**

The property is currently planted to approximately 35.80± acres of Late Ross peaches. The trees were planted in 2009± on 17' x 13'± centers. Production is available upon request.

**LEGAL:**

APN's 048-003-051; 18.27± acres and 048-003-053; 17.53± acres. The GP is A-2-40 Exclusive Agriculture and the properties are not located within the Williamson Act contract. The General Plan for the subject property is Residential per the Seller.

**WATER:**

The property is located within the Patterson Irrigation District.

**SOILS:**

Capay clay, wet, 0 to 2 percent slopes

**BUILDINGS/  
IMPROVEMENTS:**

None

**PRICE/TERMS:**

\$1,490,265. All cash at the close of escrow and cultural cost in addition to the purchase price prior to close of escrow.





101	Capay clay, wet, 0 to 2 percent slopes	Grade 3 - Fair
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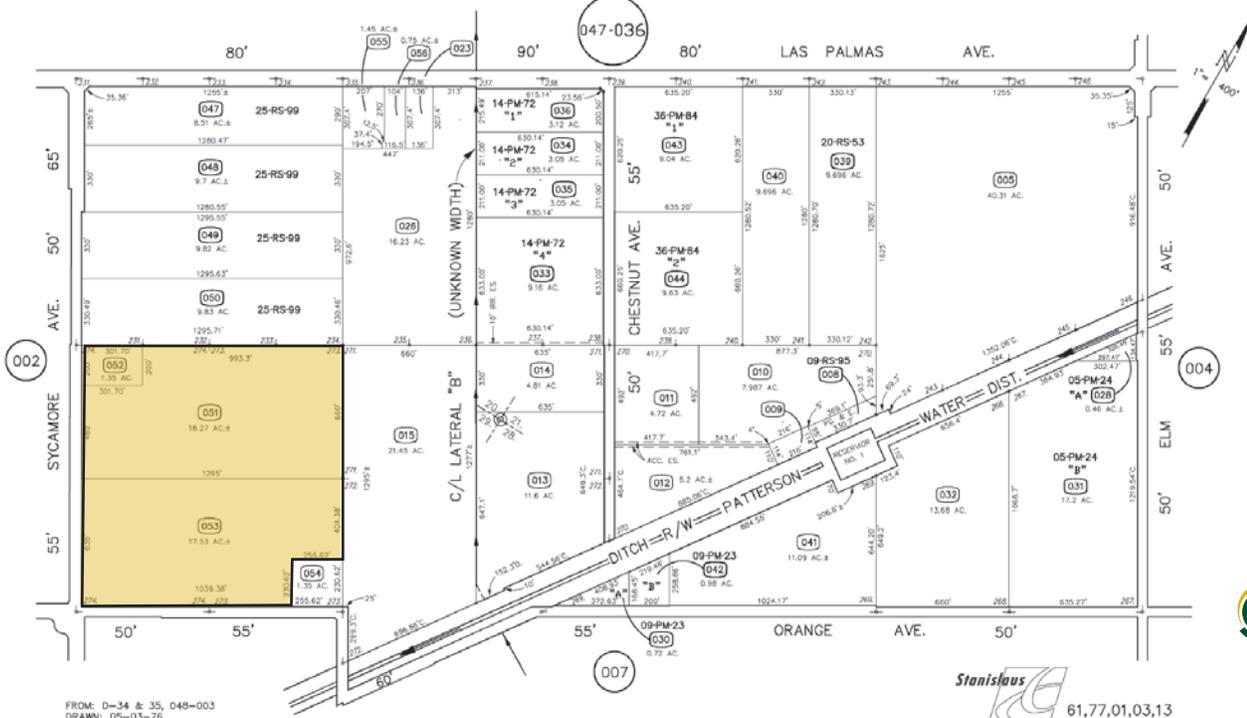
ASSESSOR'S PARCEL MAP

POR. SECTIONS 20, 21, 28 & 29 T.5S. R.8E. M.D.B.& M.  
 POR. PATTERSON COL. - SUB. TRACT NO. ONE  
 LTS. 231 THRU 246 & 267 THRU 274 (04M40)

086 000  
 005 059

048 - 003

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY

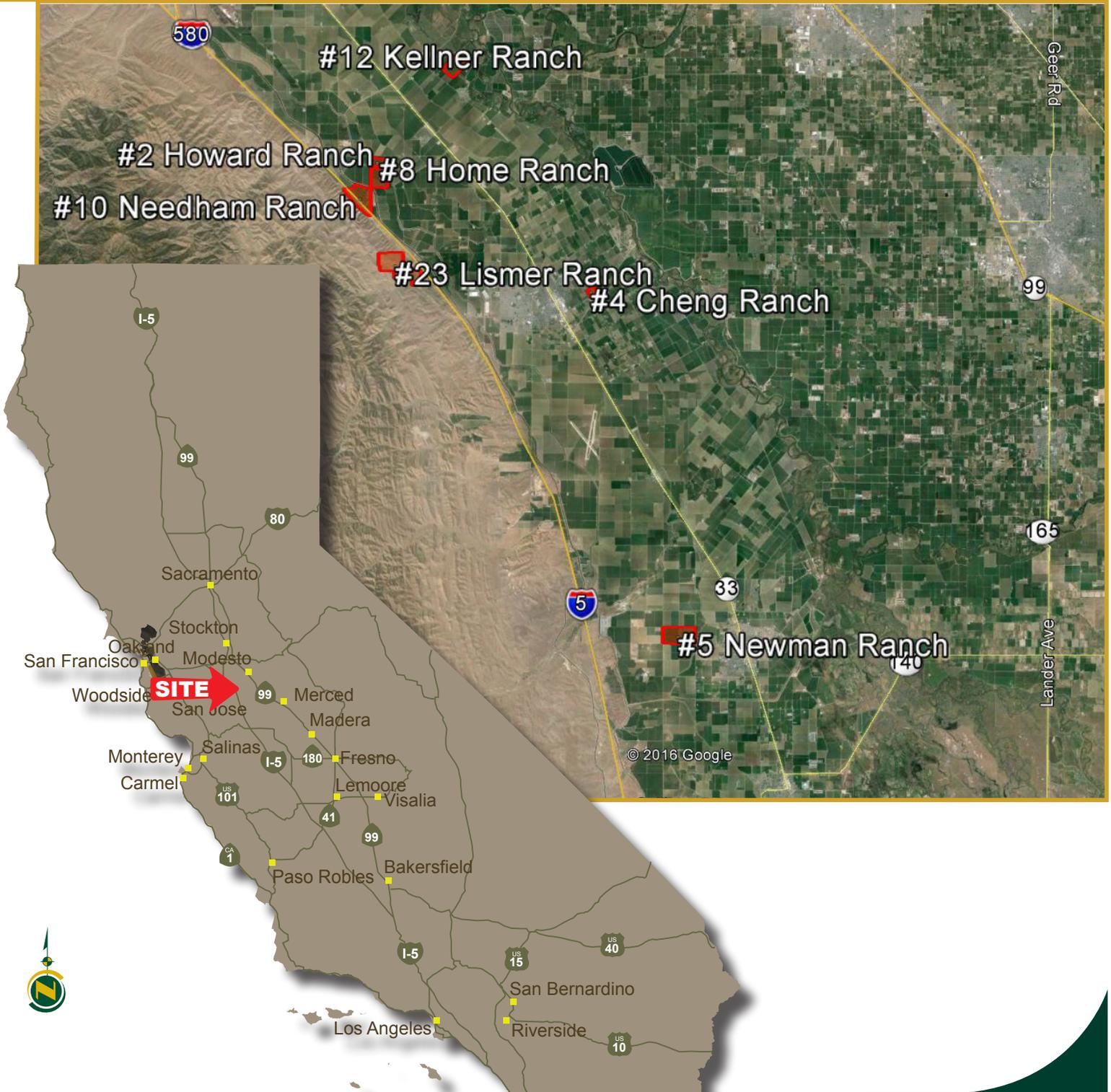


FROM: D-34 & 35, 048-003  
 DRAWN: 05-03-76

Stanislaus  
 61,77,01,03,13



# LOCATION



**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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

