

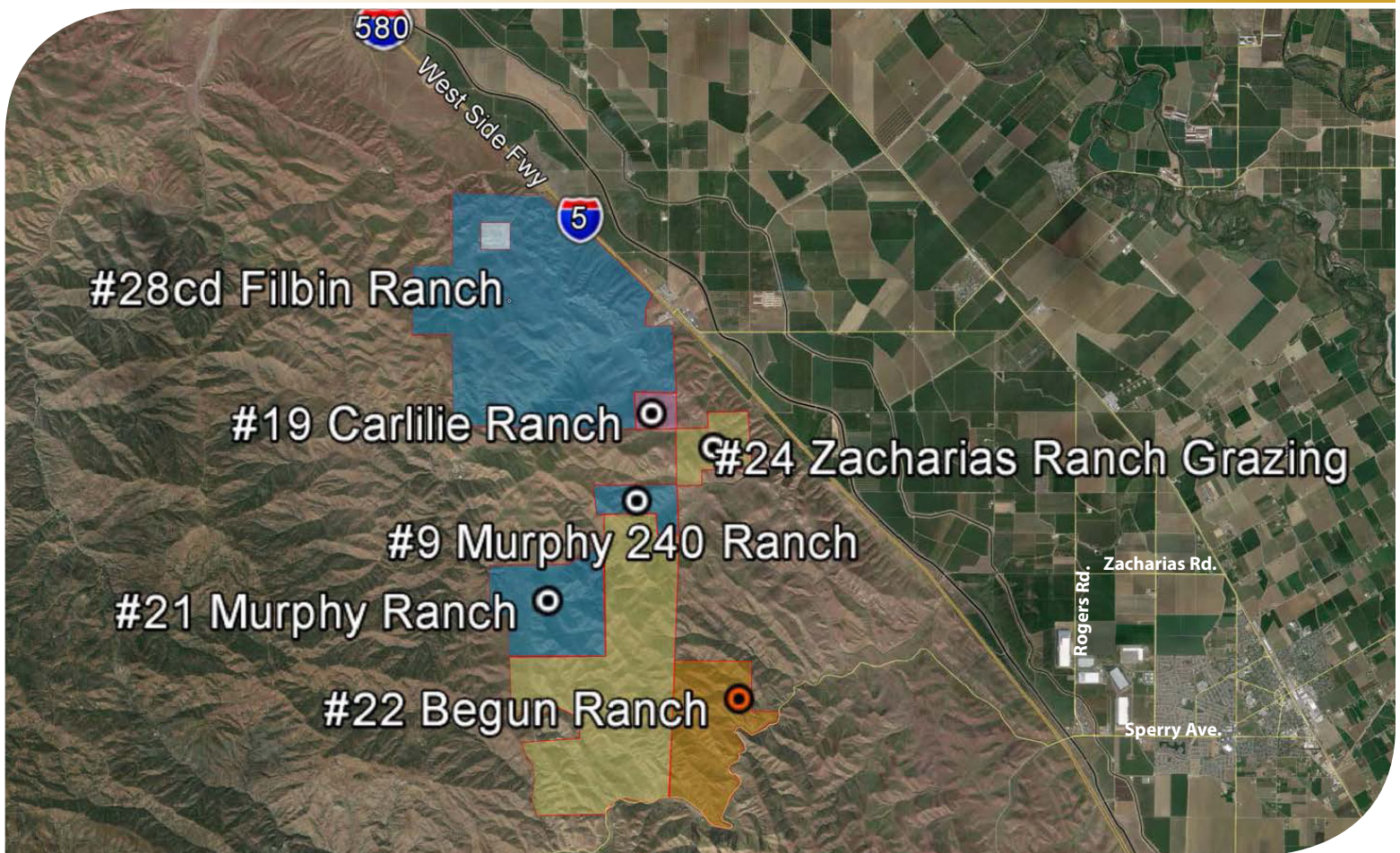


**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

**FOR SALE**

# Arambel Grazing Lands



**10,789.85± Acres**  
**Stanislaus County, California**

**Exclusively Presented By:**  
**Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# Arambel Grazing Lands

10,789.85± Acres

\$23,185,710

Ranch	Acreage	List Price	Price/Ac.	APN's
Murphy 240	240.54	\$450,000	\$1,871	021-010-025, 026, 027 & 028
Carlile	159.04	\$450,000	\$2,829	021-007-002
Murphy	756.16	\$1,425,000	\$1,885	021-009-002; 021-010-002, 015, 016, 017, 018, 019, 020, 021, 022 & 023
Begun	1,109.41	\$2,081,250	\$1,876	021-024-013; 021-012-024, 025, 026, 027, 028, 029, 033 & 034
Zacharias	3,579.53	\$6,694,485	\$1,870	021-007-032; 021-010-013, 014, 029, 030, 031, 032, 033; 021-012-014 & 015
Filbin	4,945.17	\$12,084,975	\$2,444	016-018-004, 010, 011, 013, 014, 015, 016, 017, 018 & 019; 016-035-007, 008, 009 & 010; 016-036-006, 031, 032, 033 & 034; 021-007-017, 018, 019, 020, 022, 023 & 028; 021-008-009, 010, 011, 012, 013, 014, 015, 016, 017 & 018
<b>Total</b>	<b>10,789.85</b>	<b>\$23,185,710</b>		

Ranch 9: Murphy 240 Ranch is located in the Williamson Act, Zoning is A-2-160 Agriculture Exclusive.

Ranch 19: Carlile Ranch is located in the Williamson Act, Zoning is A-2-160 Agriculture Exclusive.

Ranch 21: Murphy Ranch is located in the Williamson Act, Zoning is A-2-160 Agriculture Exclusive.

Ranch 22: Begun Ranch is located in the Williamson Act, Zoning is A-2-160 Agriculture Exclusive.

Ranch 24: Zacharias Ranch is located in the Williamson Act, Zoning is A-2-160 Agriculture Exclusive.

Ranch 28: Filbin Ranch is not located in the Williamson Act, Zoning is A-2-160 Agriculture Exclusive.



**DESCRIPTION:**

The subject property is native dry pasture. Property has been historically used as a cattle ranch and recreational land. There are a few locations of rock outcroppings and steep terrain. The majority of the property has good feed for cattle grazing. The ranch may have potential for permanent planting on the lower portions of the property in the event there is suitable ground water. Buyer shall verify.

**WATER:**

One electric well, windmills, springs and natural running levees and ponds.

**BUILDINGS/  
IMPROVEMENTS:**

Two corrals and the property is completely fenced and cross fenced.

**LOCATION:**

The subject property is located in Stanislaus County, Patterson CA. The property is on the west side of the I-5 corridor. Directions to portions of the property include I-5 to Diablo Grande Parkway as well as Del Puerto Canyon Road. The northern property is I-5 to Howard Road Exit accessible off of Ingram Creek Road. The entire ranch is located north of Del Puerto Canyon Road.

**PRICE/TERMS:**

\$23,185,710 all cash at the close of escrow. The property may be purchased in separate ranches per Sellers approval.

# LOCATION MAP - #19 CARLILE RANCH - 159.04± ACRES



APN: 021-012-007-002

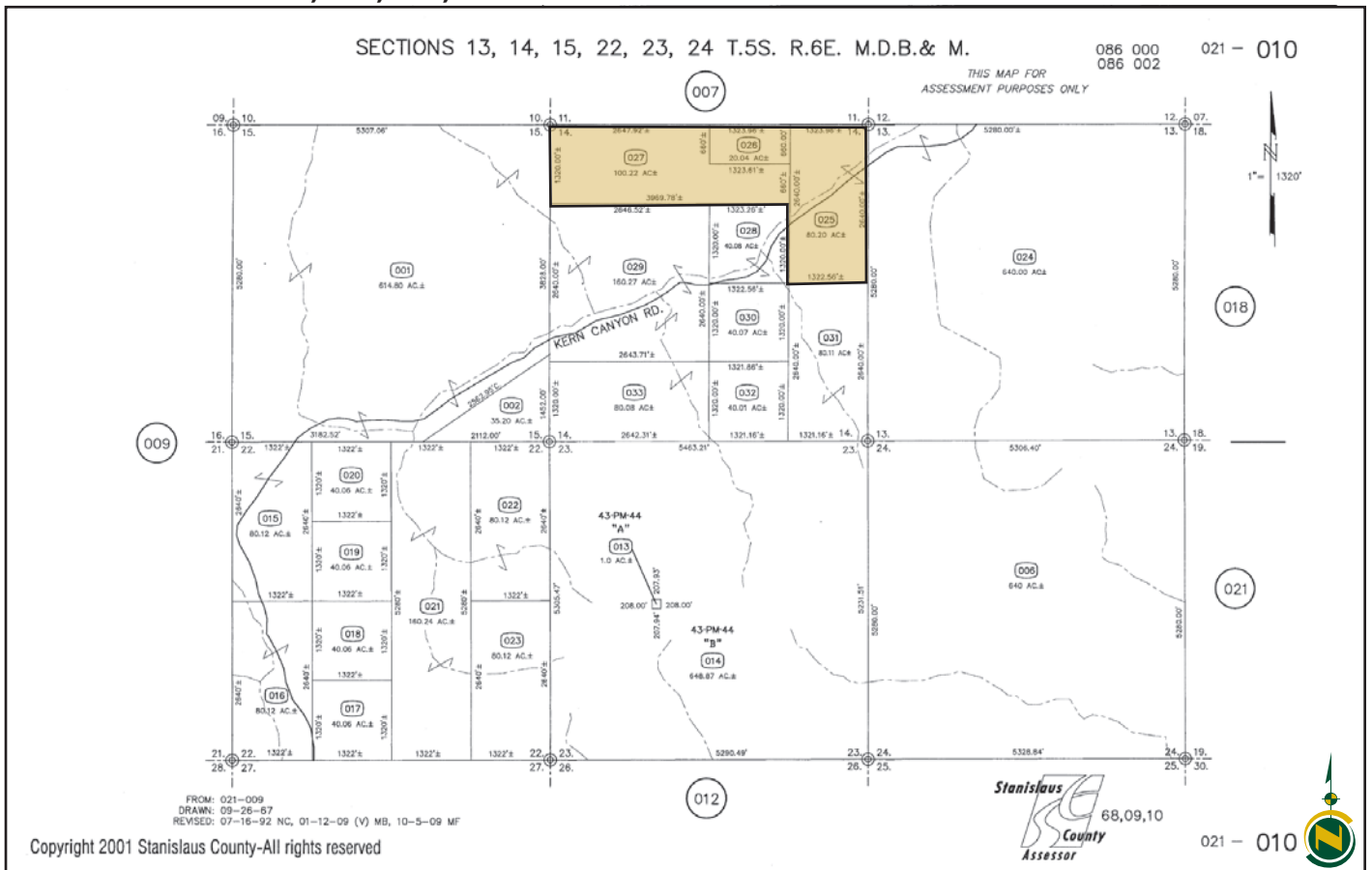




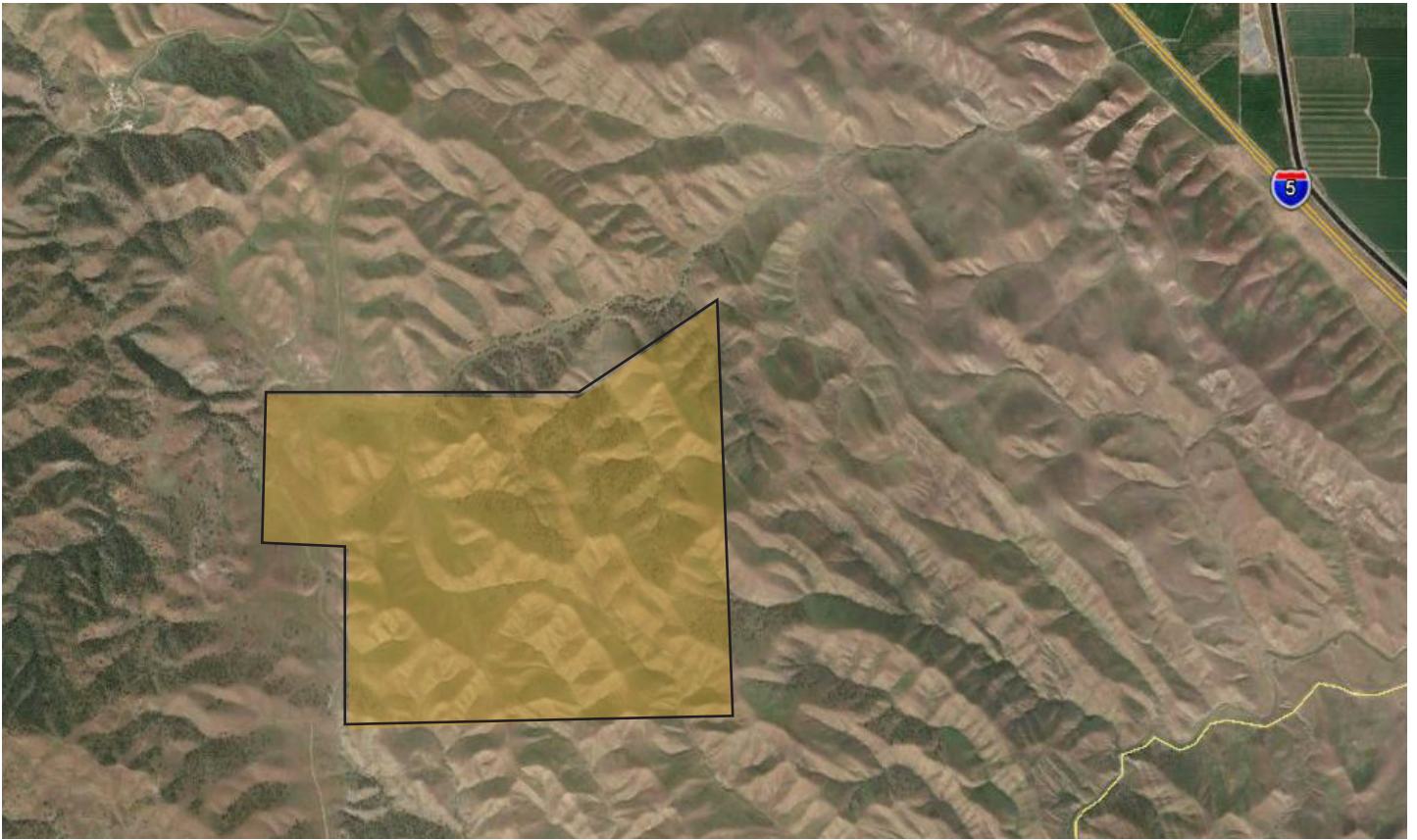
# LOCATION MAP - #9 MURPHY RANCH - 240.90± ACRES



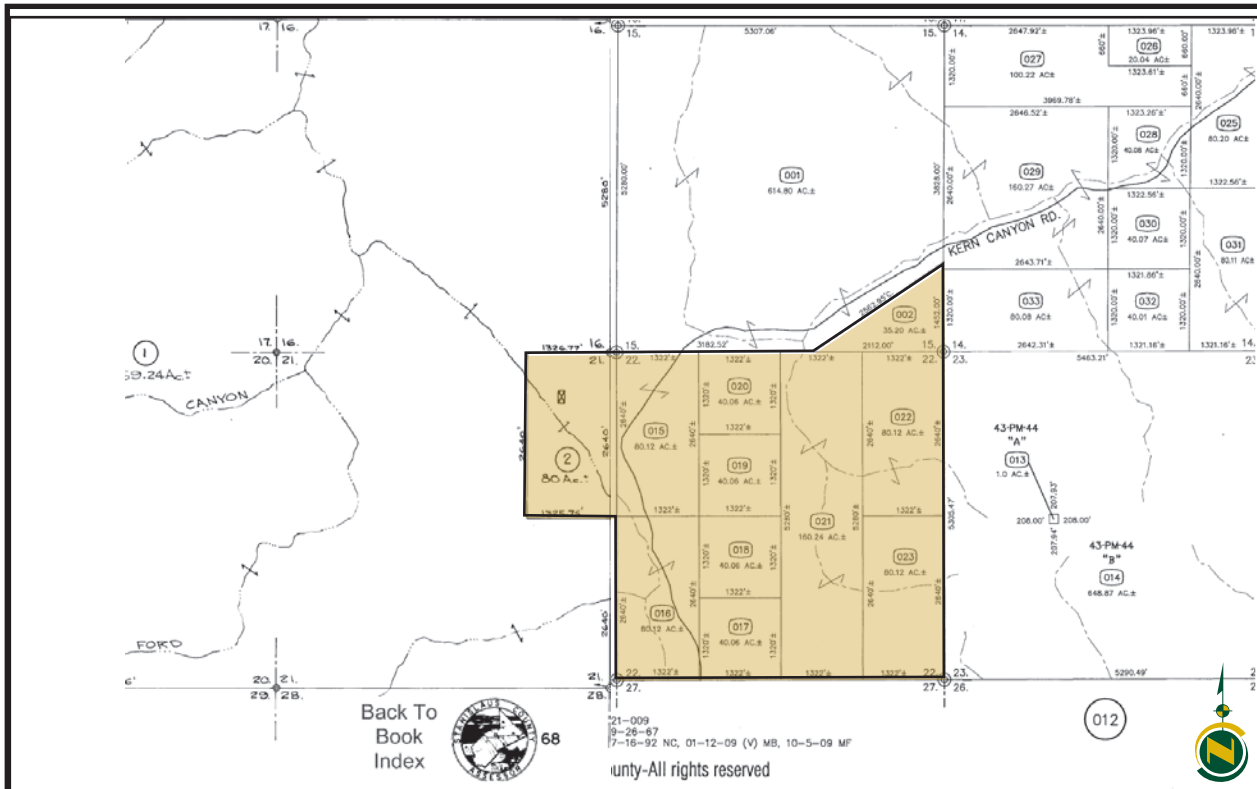
**APN: 021-010-025, 026, 027, 028**



# LOCATION MAP - #21 MURPHY RANCH - 756.16± ACRES

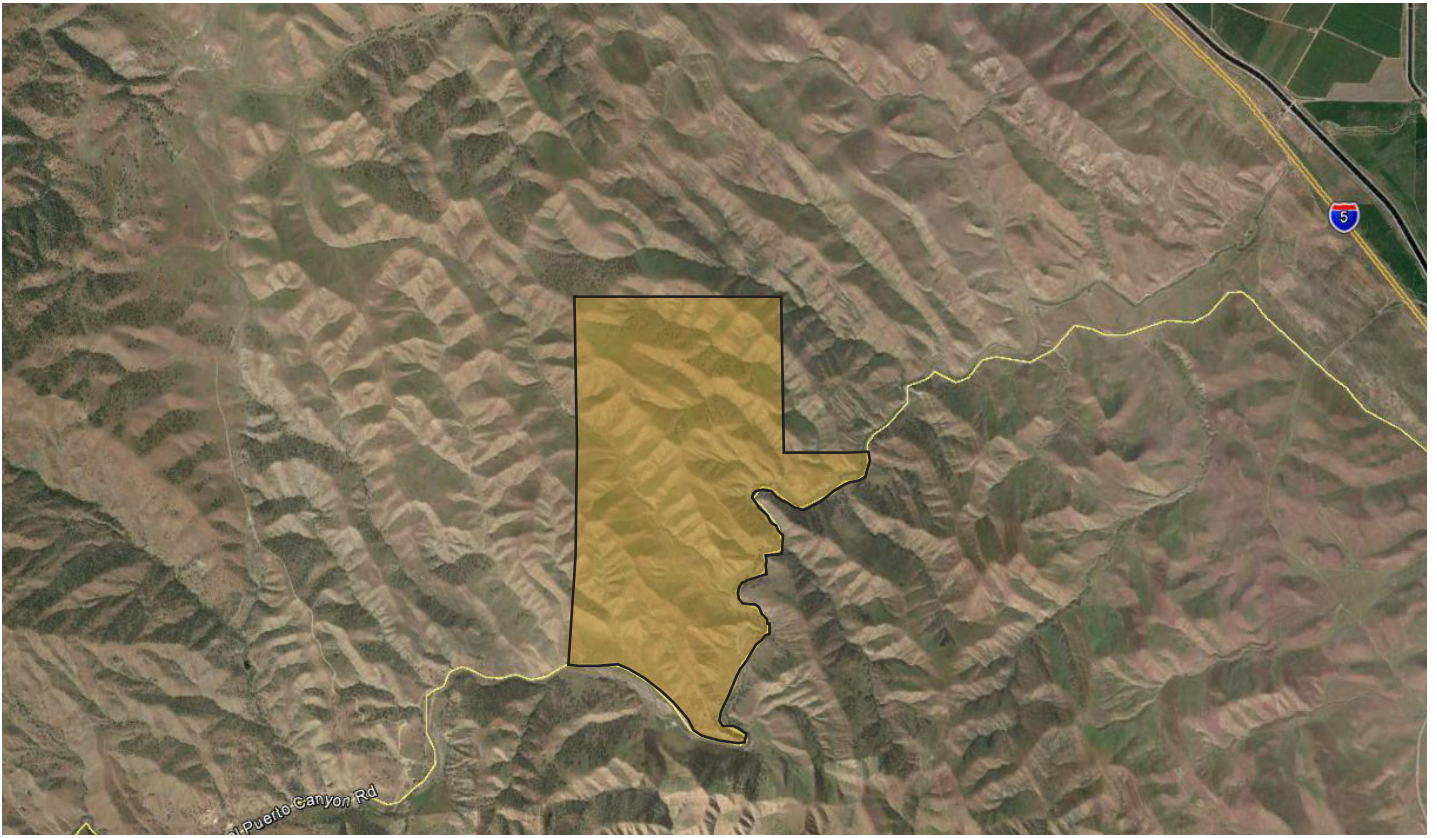


APN'S: 021-009-002; 021-010-002, 015, 016, 017, 018, 020, 021, 022, 023

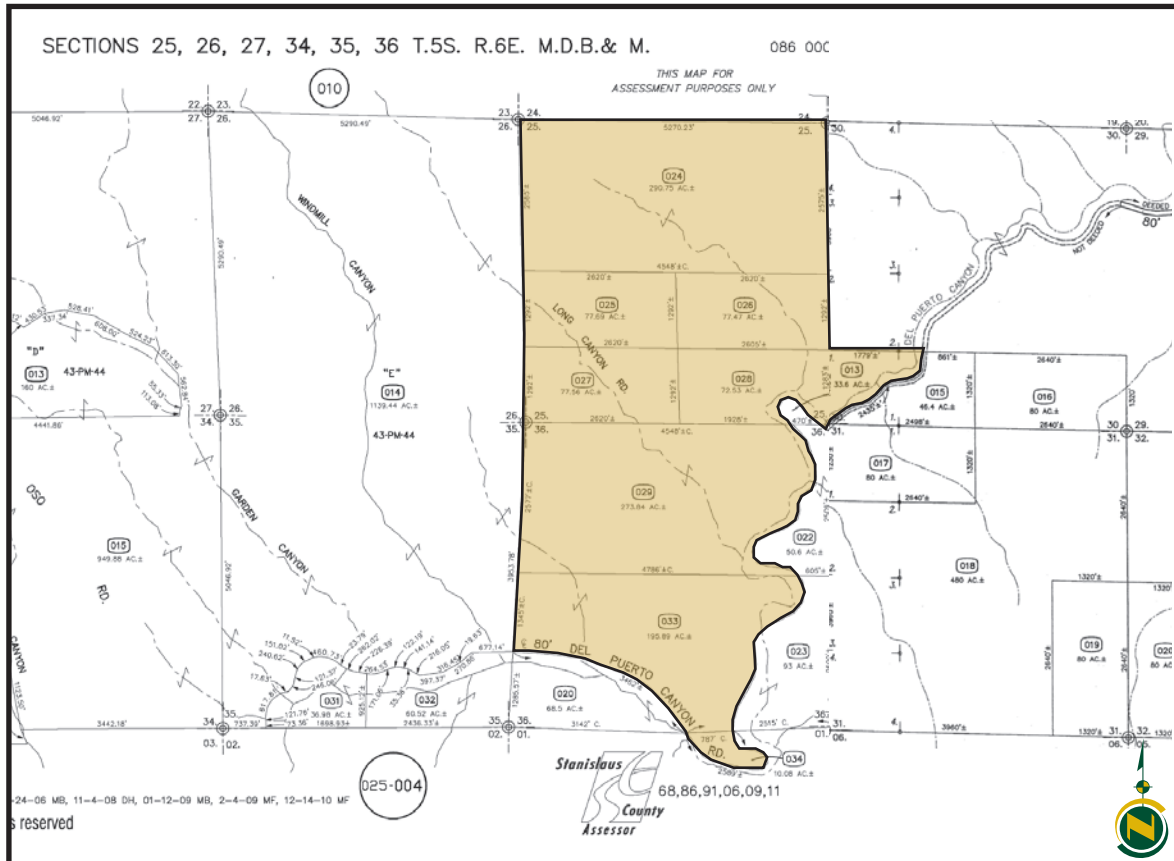




# LOCATION MAP - #22 BEGUN RANCH - 1,109.41± ACRES



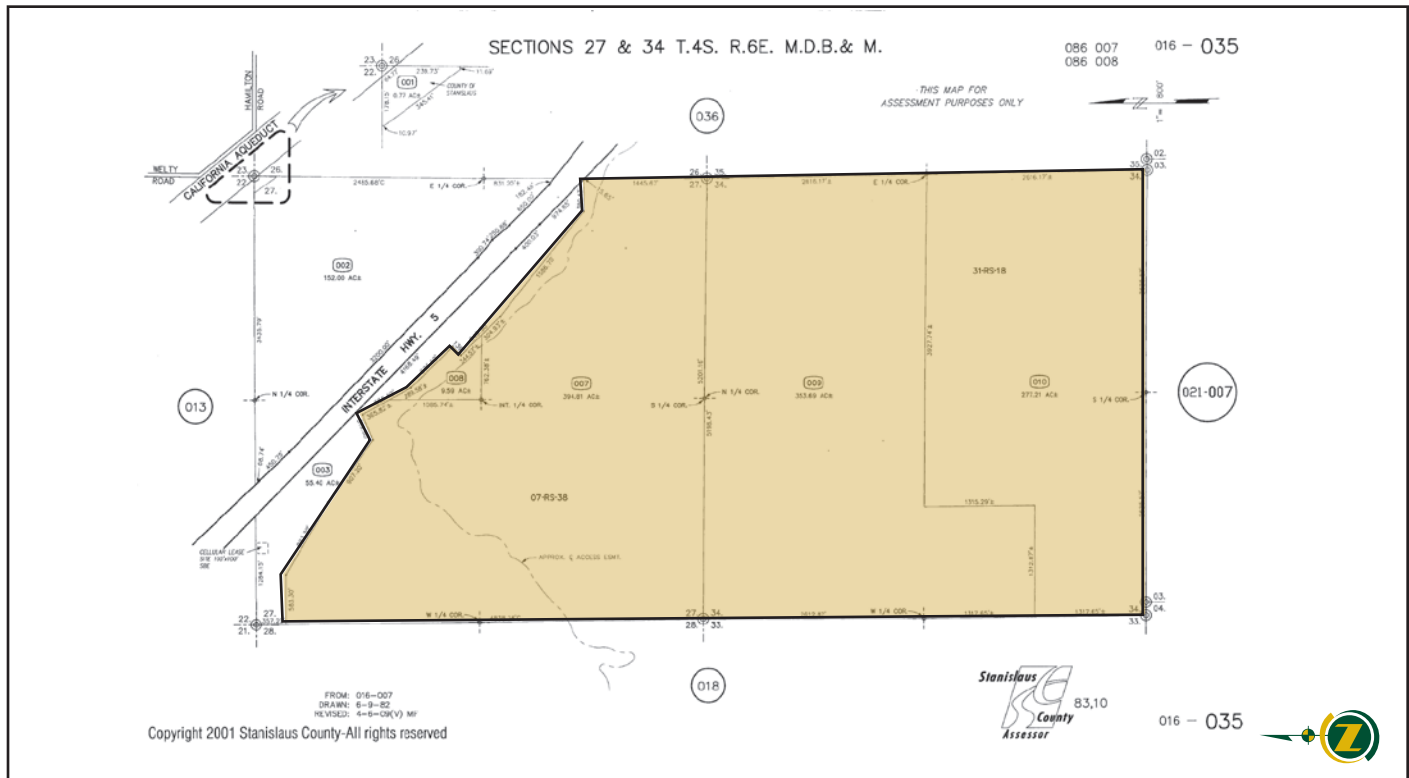
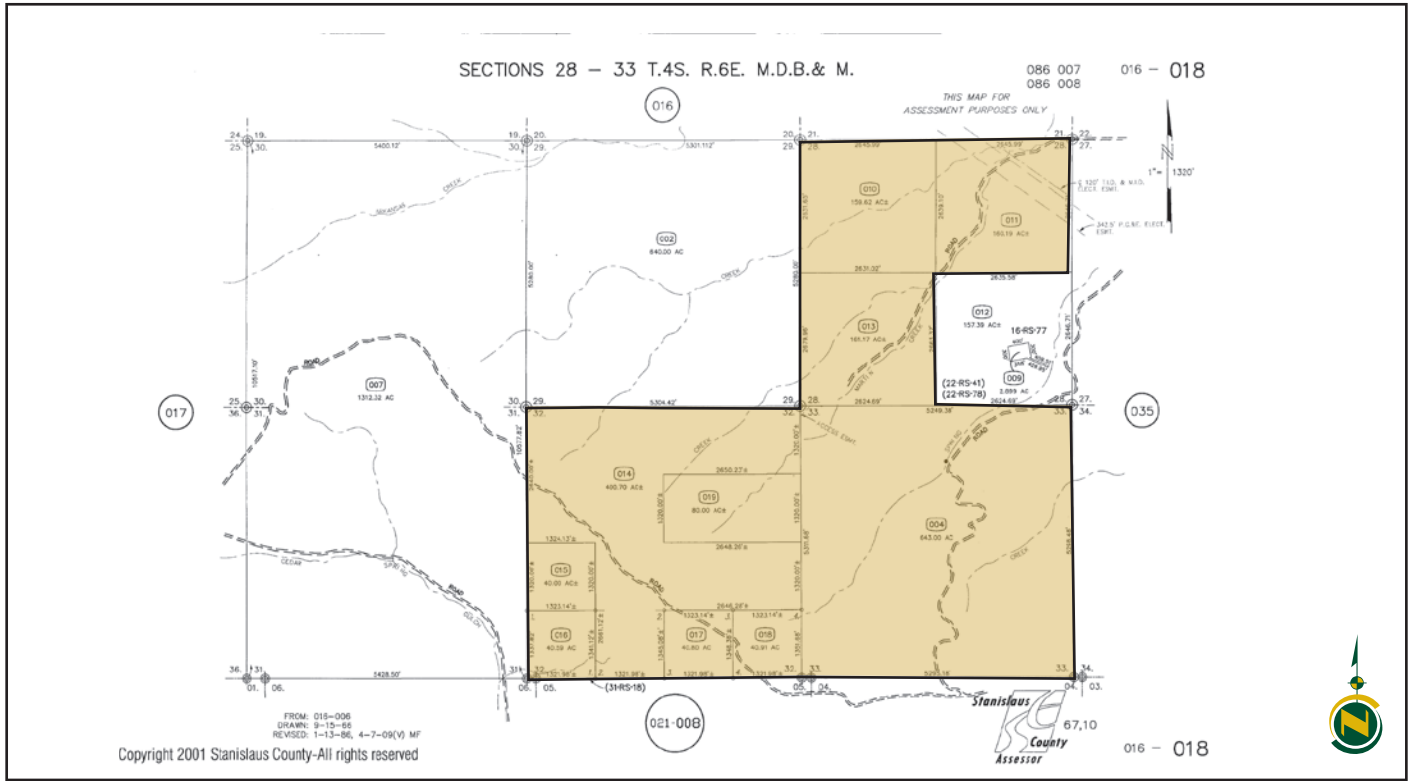
**APN'S: 021-024-013; 021-012-024, 025, 026, 027, 028, 029, 033, 034**



# APN MAP - #28CD FILBIN RANCH - 5,105.46± ACRES

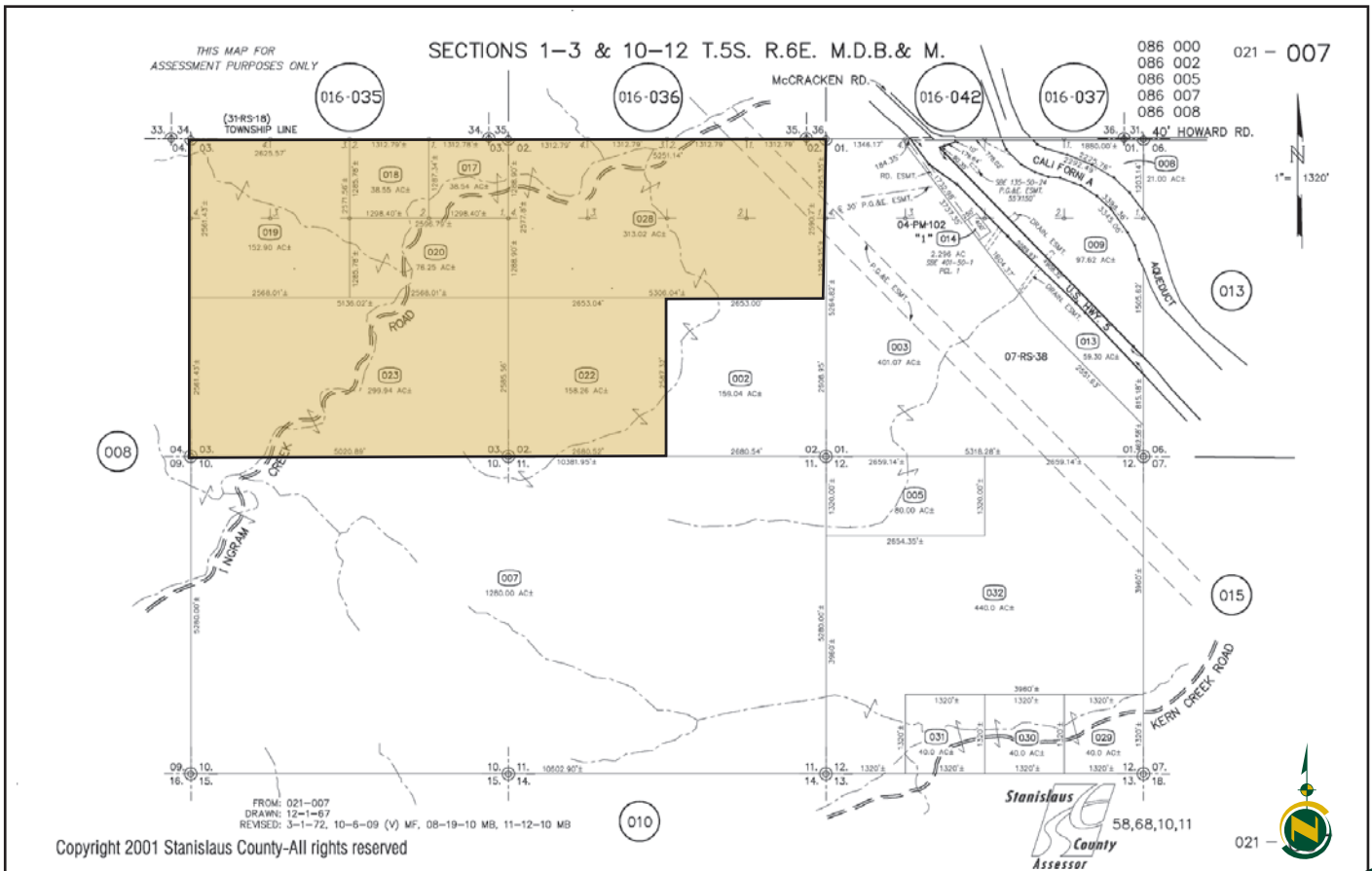
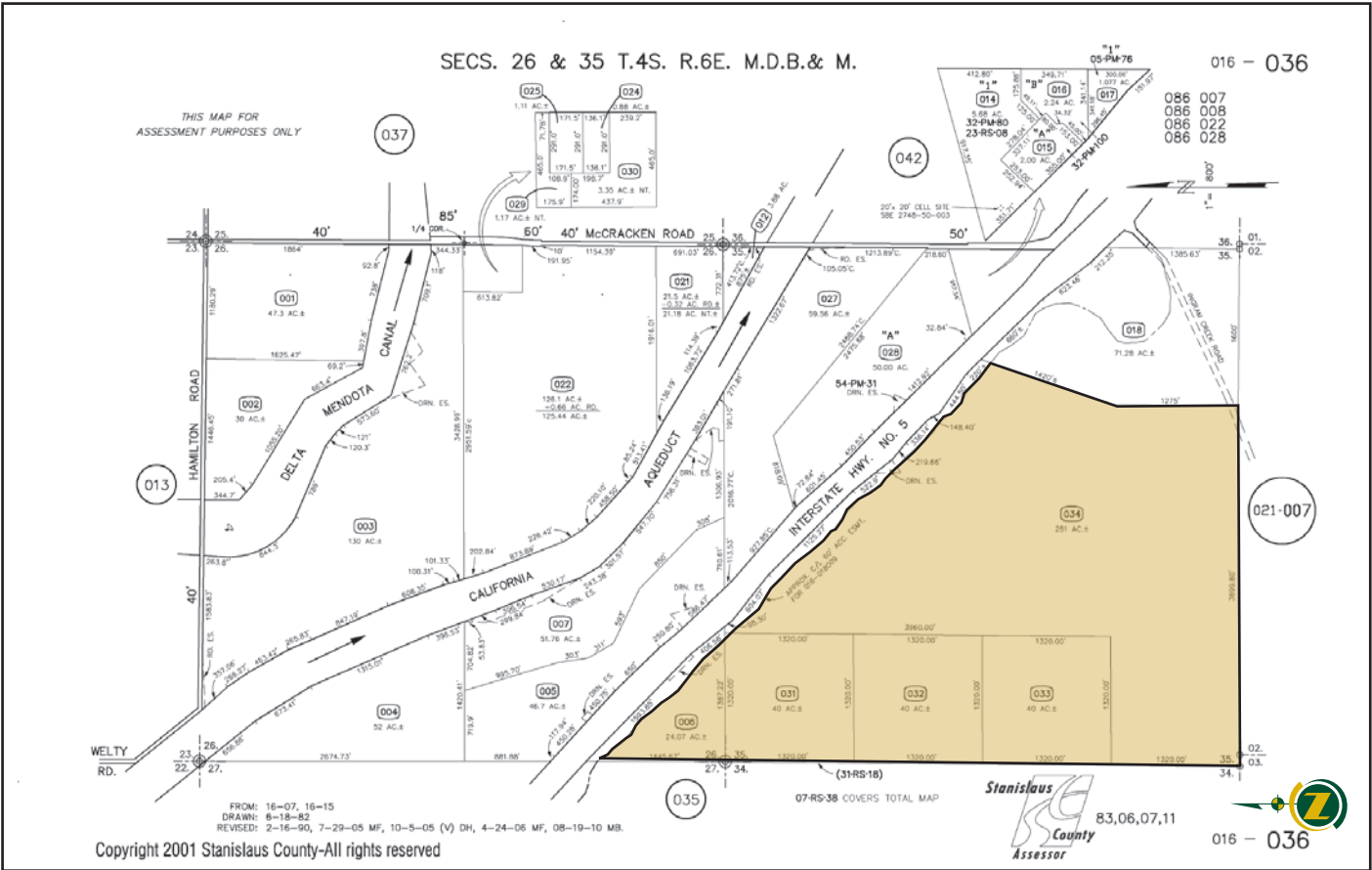
## #28CD FILBIN RANCH – GRAZING 5,105.46 ACRES

APN'S: **016-018-004**, 010, 011, 013, 014, 015, 016, 017, 018, 019; **016-035-007**, 008, 009, 010; **016-036-006**, 031, 032, 033, 034; **021-007-017**, 018, 019, 020, 022, 023, 028; **021-008-009**, 010, 011, 012, 013, 014, 015, 016, 017, 018





# APN MAP - #28CD FILBIN RANCH - 5,105.46± ACRES



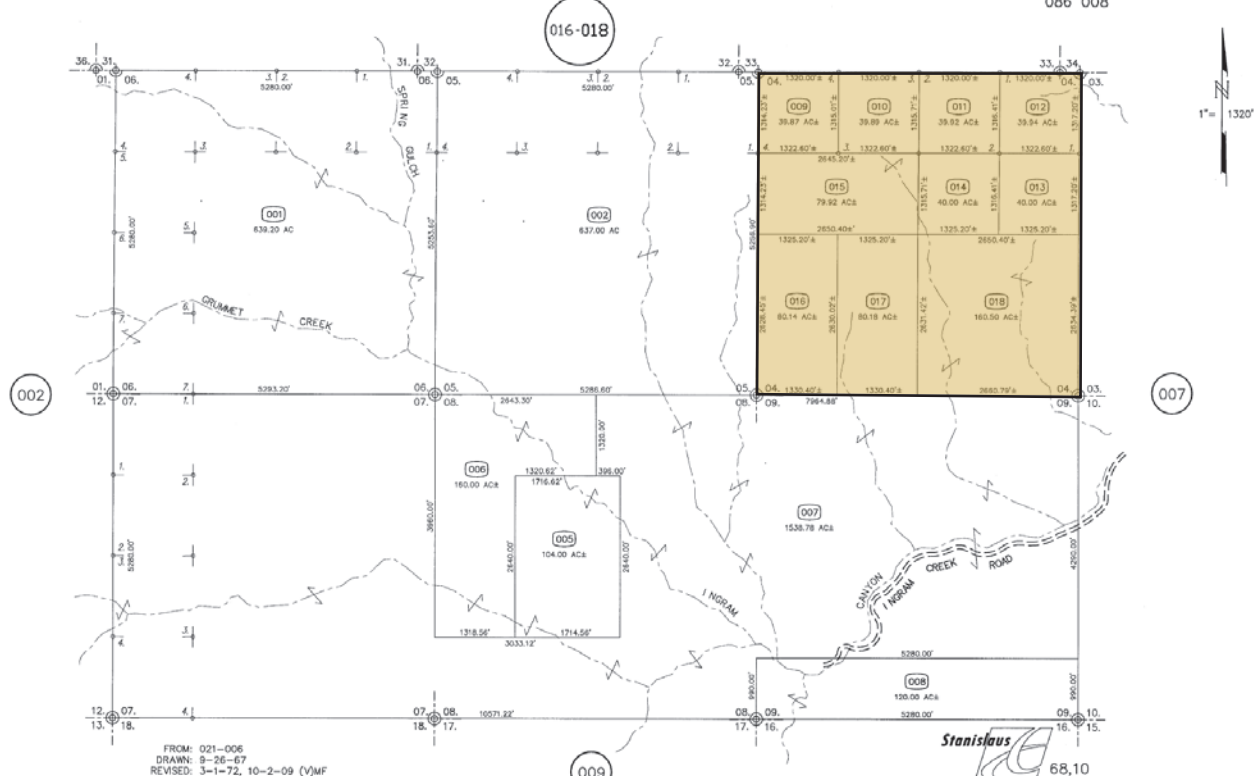
# APN MAP - #28CD FILBIN RANCH - 5,105.46± ACRES

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

SECTIONS 4 thru 9 T.5S. R.6E. M.D.B. & M.

086 002  
086 008

021 - 008



FROM: 021-006  
DRAWN: 9-26-07  
REVISED: 3-1-72, 10-2-09 (V)MF

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Stanislaus  
County  
Assessor

68,10

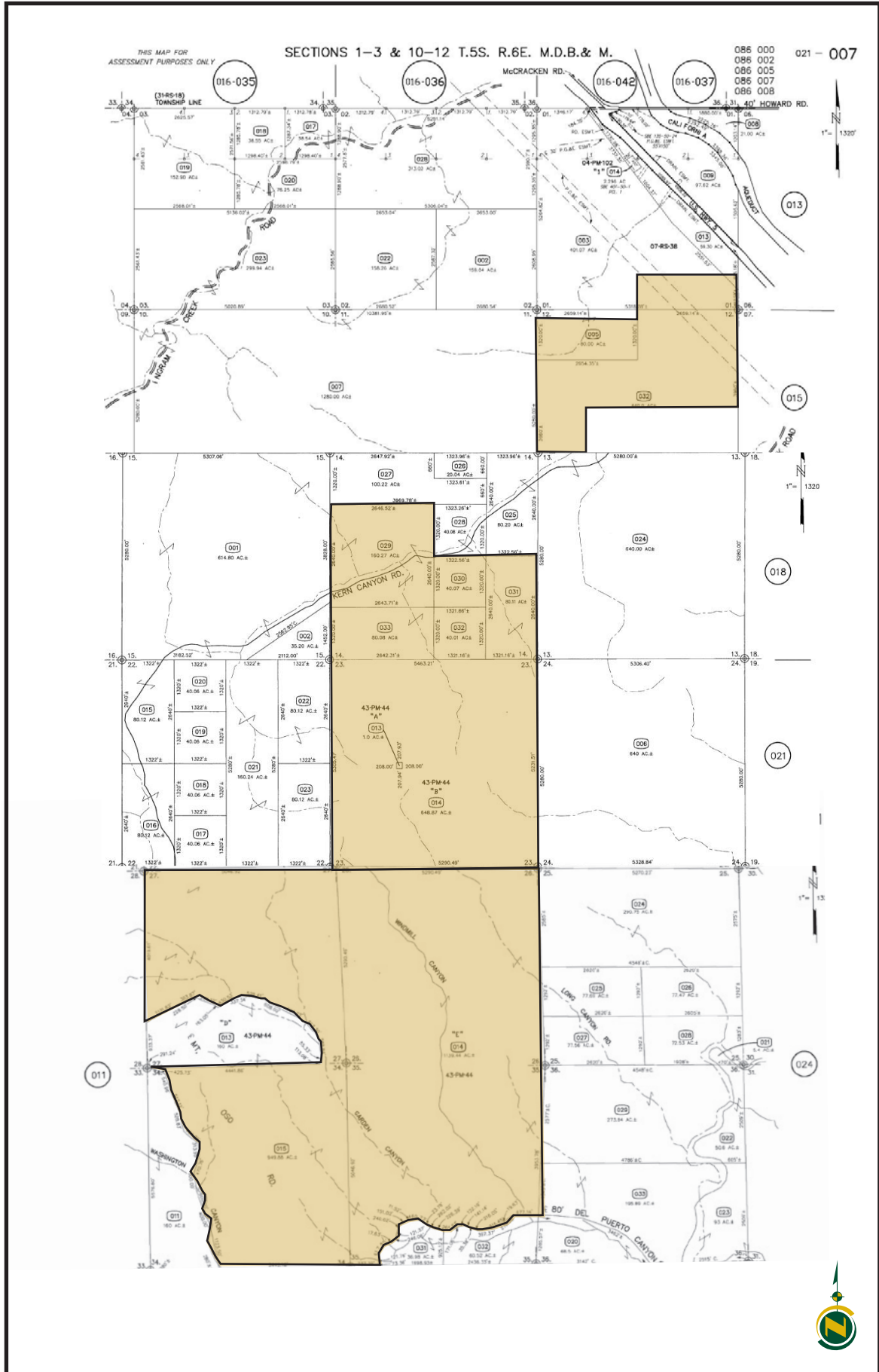
021 - 008





# APN MAP - #24 ZACHARIAS RANCH - 3,579.53± ACRES

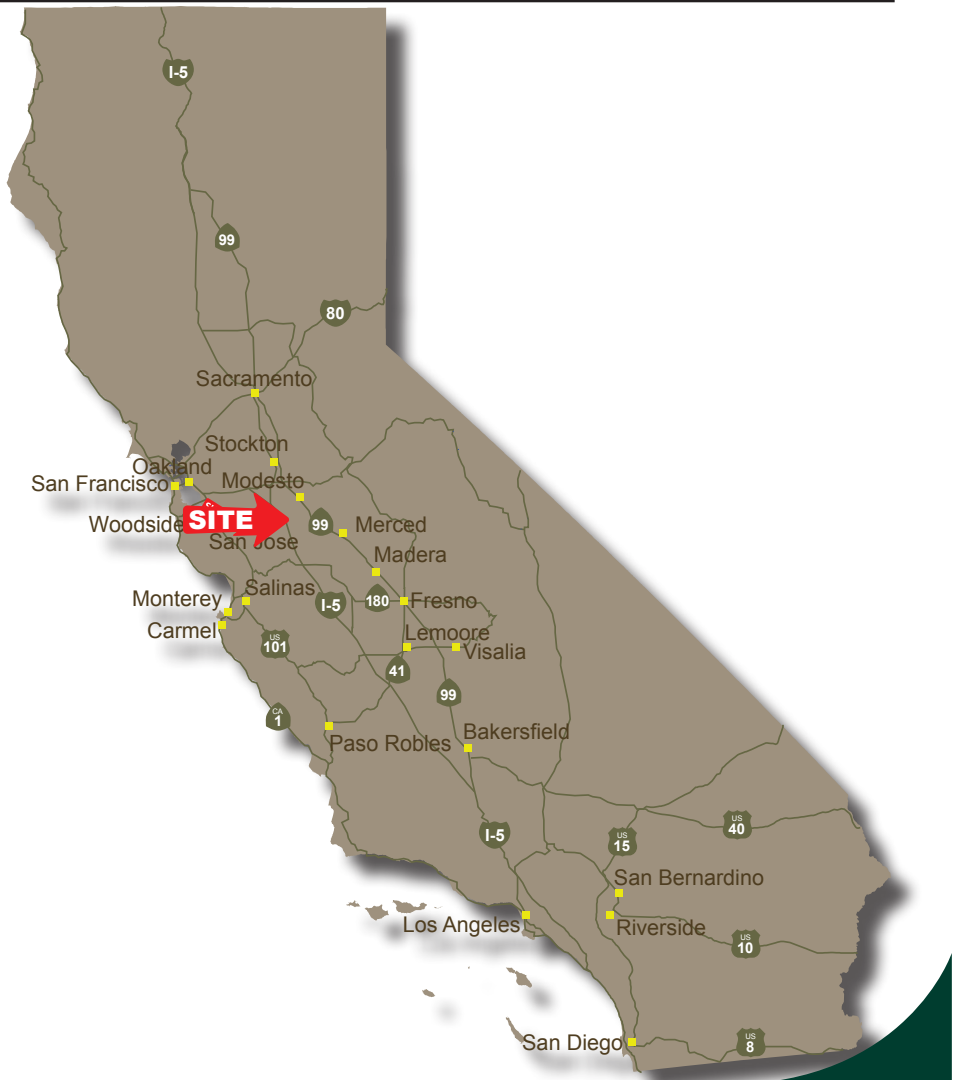
APN'S: 021-007-032; 021-010-013, 014, 029, 030, 031, 033; 021-012-014, 015





**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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