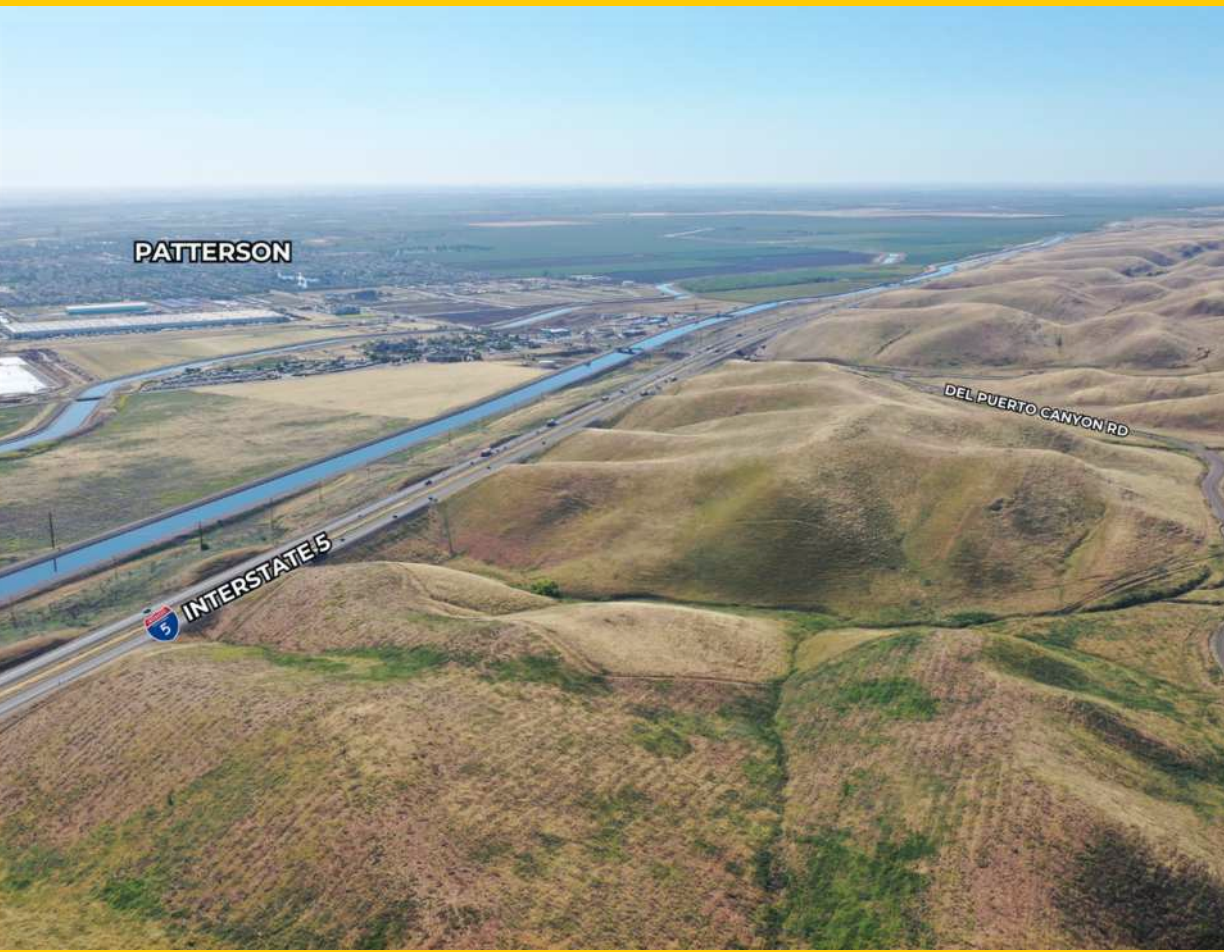


# ROGERS RANCH - SEALED BID

284.44± ACRES | STANISLAUS COUNTY, CALIFORNIA

**\$775,000**

(\$2,725/Acre)



## PROPERTY HIGHLIGHTS

- ADJACENT TO INTERSTATE 5
- EASY ACCESS ALONG DEL PUERTO CANYON RD
- CLOSE PROXIMITY TO PATTERSON CITY LIMITS
- SEALED BID DEADLINE - WEDNESDAY, JULY 17, 2024 AT 12PM



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

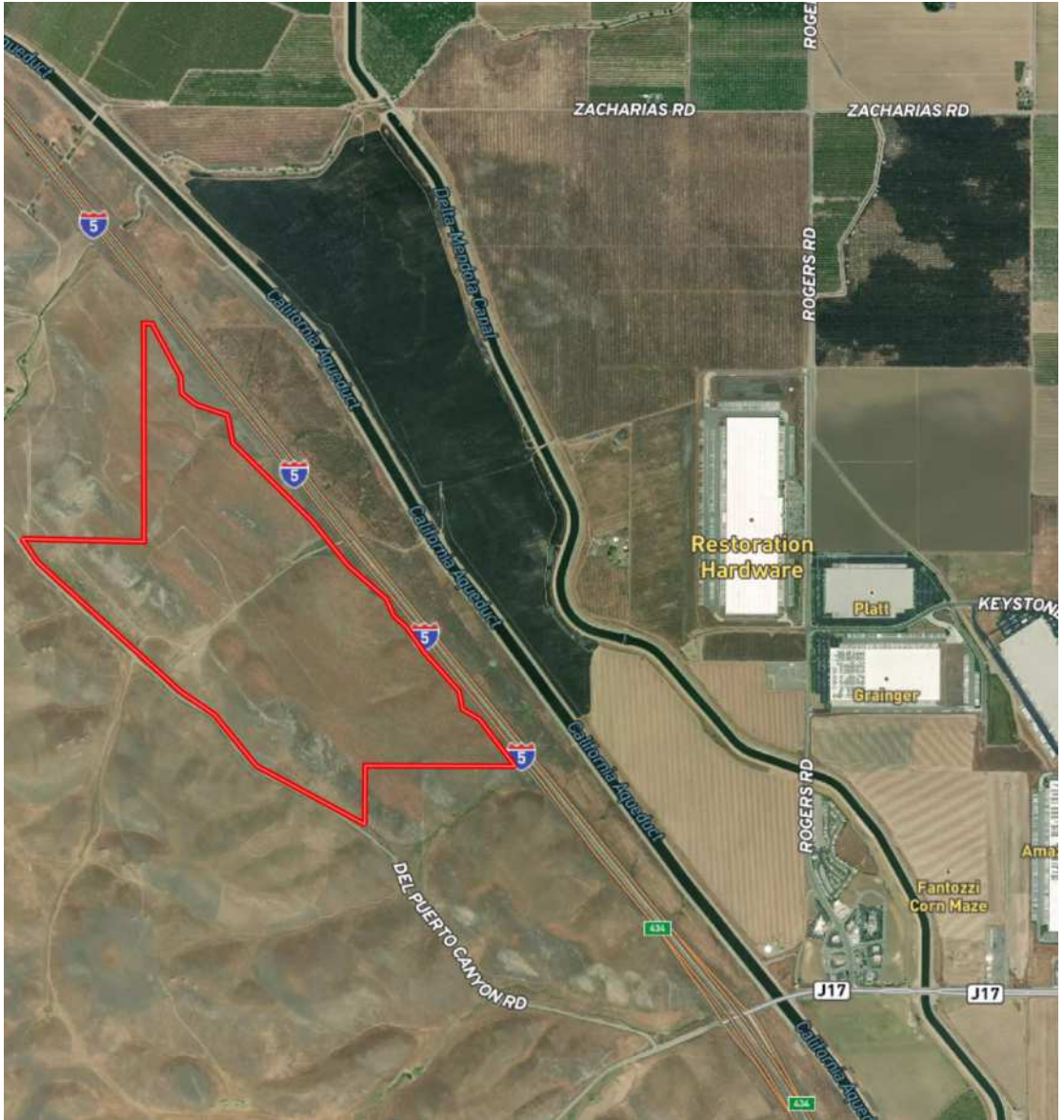
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

284.44± 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. There are many useful opportunities for this property now or in the future.

### LOCATION

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

### ZONING

AE 40 - Agricultural Exclusive (40 acre minimum).

### WATER

There may be one groundwater well previously used for cattle. Buyer will need to verify the current condition.

### BUILDINGS

No buildings on this property.

### SEALED BID SALE PROCESS

- 1) Property showings are to be arranged through the listing broker.
- 2) Submit your sealed bid on the Vacant Land Purchase Agreement and Joint Escrow Instructions on Wednesday, July 17th by 12:00pm.

#### Where to Submit Bids:

##### Listing Brokers:

Dan H. Kevorkian - M: 559.905.8073 E: DKevorkian@PearsonRealty.Com  
Sullivan Grosz - M: 559.824.7665 E: SGrosz@PearsonRealty.Com  
A.J. Ferdinandi - M: 559.999.0318 E: AFerdinandi@PearsonRealty.Com  
7480 N. Palm Avenue, STE 101  
Fresno, CA 93711

- 3) The Buyer's bid shall be accompanied by a Cashier's Check for the initial deposit of 5% of purchase price, which shall be non-refundable upon acceptance.
- 4) The Seller will select the highest bid, at Seller's sole discretion, subject to all Seller's executing the final purchase and sale agreement. The deposit checks for the unsuccessful bidders shall be promptly returned.
- 5) If the Buyer is represented by a Broker, the Buyer shall submit a signed copy of the Buyer's confirmation of Broker Representation form with the Buyer's purchase agreement which is also included with the due diligence package.
- 6) The close of escrow shall occur on or before 30 days after acceptance.

### PRICE/TERMS

\$775,000 (\$2,725 / acre) cash at the close of escrow.

#### 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

# ROGERS RANCH - SEALED BID

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## SOILS INFORMATION



## PARCEL INFORMATION

### LEGAL

APNs: 021-022-047, 021-096-006, 021-096-007,  
021-096-008, 021-096-009, & 021-096-010  
Located in a portion of Sections 20, 21, 22, 27, 28,  
& 29, T5S, R7E M.D.B.&M.



## OTHER INFORMATION







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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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