

# MURPHY RANCH

946.6± ACRES | STANISLAUS COUNTY, CALIFORNIA

**\$1,419,900**

(\$1,500/Acre)



## PROPERTY HIGHLIGHTS

- OPEN/GRAZING LAND
- POWERLINES ON THE PROPERTY
- (1) SPRING
- (1) DOMESTIC WELL (UNKNOWN CONDITION)



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

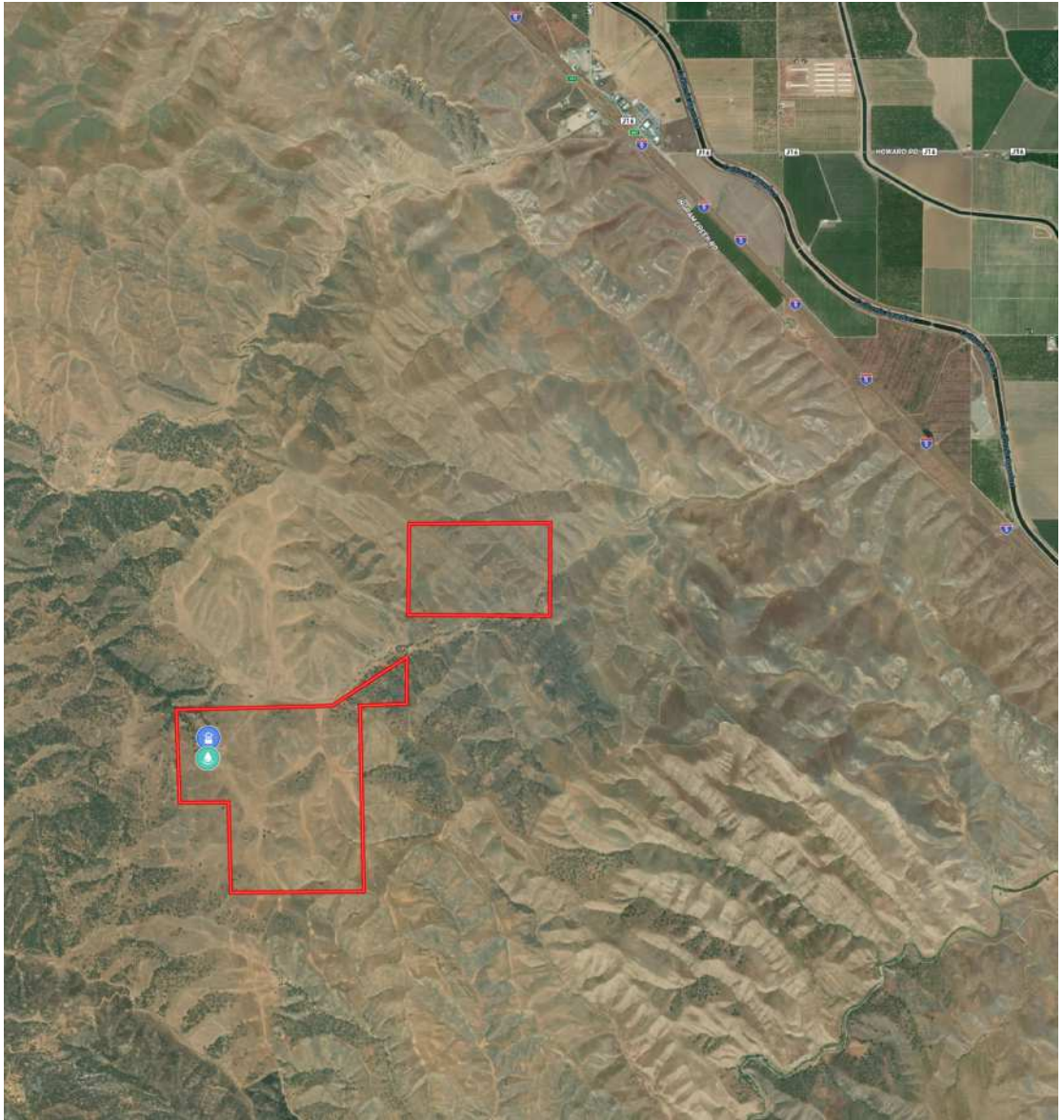
### BAKERSFIELD

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

**MURPHY RANCH**  
946.6± ACRES | STANISLAUS COUNTY, CALIFORNIA

---

**LOCATION MAP**



## PROPERTY INFORMATION

### DESCRIPTION

946.6± acres of grazing land located a few miles west of Interstate 5 in Patterson, California. The Murphy Ranch includes two separate blocks. The western portion has one spring supplying water for livestock and domestic well. There are power lines on the property and an old cabin site. The wildlife know to this area include deer, quail, pigs, and dove.

### LOCATION

The best way to access the property is from Del Puerto Canyon Road, via Mount Oso Road for 3± miles until you arrive at the property boundary. View by appointment only.

### ZONING

General Agricultural. The property is enrolled in the Williamson Act.

### WATER

One spring and one domestic well (unknown condition).

### BUILDINGS

There is one old cabin that it not occupiable.

### PLANTINGS

None.

### PRICE/TERMS

\$1,419,900 (\$1,500/acre) all cash at the close of escrow. All offers will be subject to bankruptcy court approval and overbid through a 363 sale process. Buyer is purchasing the property "as is" with no guarantees or warranties by the Seller.

#### WATER DISCLOSURE

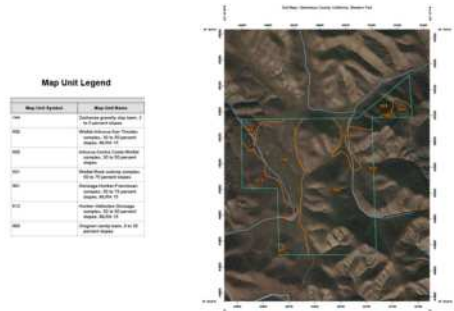
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real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

#### POLICY ON AGENT COOPERATION

# MURPHY RANCH

946.6± ACRES | STANISLAUS COUNTY, CALIFORNIA

## SOILS INFORMATION



## PARCEL INFORMATION

### LEGAL

APNs: 021-009-002, 021-010-002, 021-010-015 to 021, 021-010-026 to 028, 021-010-036, 021-010-038.

Located in a portion of Sections 13, 14, 15, 22, 23, 24 Township 5S, Range 6E, M.D.B.&M.



## PROPERTY VIDEO







Independently Owned and Operated  
Corporate License #0002087 | [pearsonrealty.com](http://pearsonrealty.com)

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.

### FRESNO

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

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4800 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777