

# BEGUN RANCH

1,109.41± ACRES | STANISLAUS COUNTY, CALIFORNIA

**\$1,664,115**

(\$1,500/Acre)



## PROPERTY HIGHLIGHTS

- GRAZING LAND
- DEL PUERTO CANYON ROAD FRONTAGE
- DEL PUERTO CREEK
- 8± MILES FROM PATTERSON



Independently Owned And Operated  
Corporate License #00020875  
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Bakersfield, CA 93309  
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**BEGUN RANCH**  
1,109.41± ACRES | STANISLAUS COUNTY, CALIFORNIA

**LOCATION MAP**





## PROPERTY INFORMATION

### DESCRIPTION

This 1,109.41± acre grazing property is located along Del Puerto Road in Patterson, California. Nestled in the rolling hills of western Stanislaus County, the property offers expansive open rangeland ideal for seasonal livestock grazing. Del Puerto Creek runs through the property, providing a natural water source and enhancing the overall landscape. With convenient access off a paved road and close proximity to Interstate 5, this is a rare opportunity to acquire a large, contiguous block of grazing ground. The property also offers potential for recreational uses such as hunting, hiking, and horseback riding.

### LOCATION

The property is located off Del Puerto Canyon Road, 8± miles west of I5 in Patterson, CA 95636.

### ZONING

General Agricultural (160 acre minimum). The property is enrolled in the Williamson Act.

### WATER

Del Puerto Creek.

### PRICE/TERMS

\$1,664,115 (\$1,500/acre) all 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

SOILS INFORMATION

Soil Map Key		
Map unit symbol	Map unit name	Rating
101	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
102	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
103	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
104	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
105	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
106	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
107	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
108	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
109	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good
110	Chico clay loam, 0-10% clay, 0-10% sand, 0-10% gravel, 0-10% silt, 0-10% clay	Group 1 - Good



PARCEL INFORMATION

LEGAL

APNs: 021-024-013; 021-012-024, 025, 026, 027, 018, 029, 033, & 034  
Located in a portion of Sections 25, 30, 36 T5S. R7E. M.D.B.&M.



OTHER INFORMATION









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