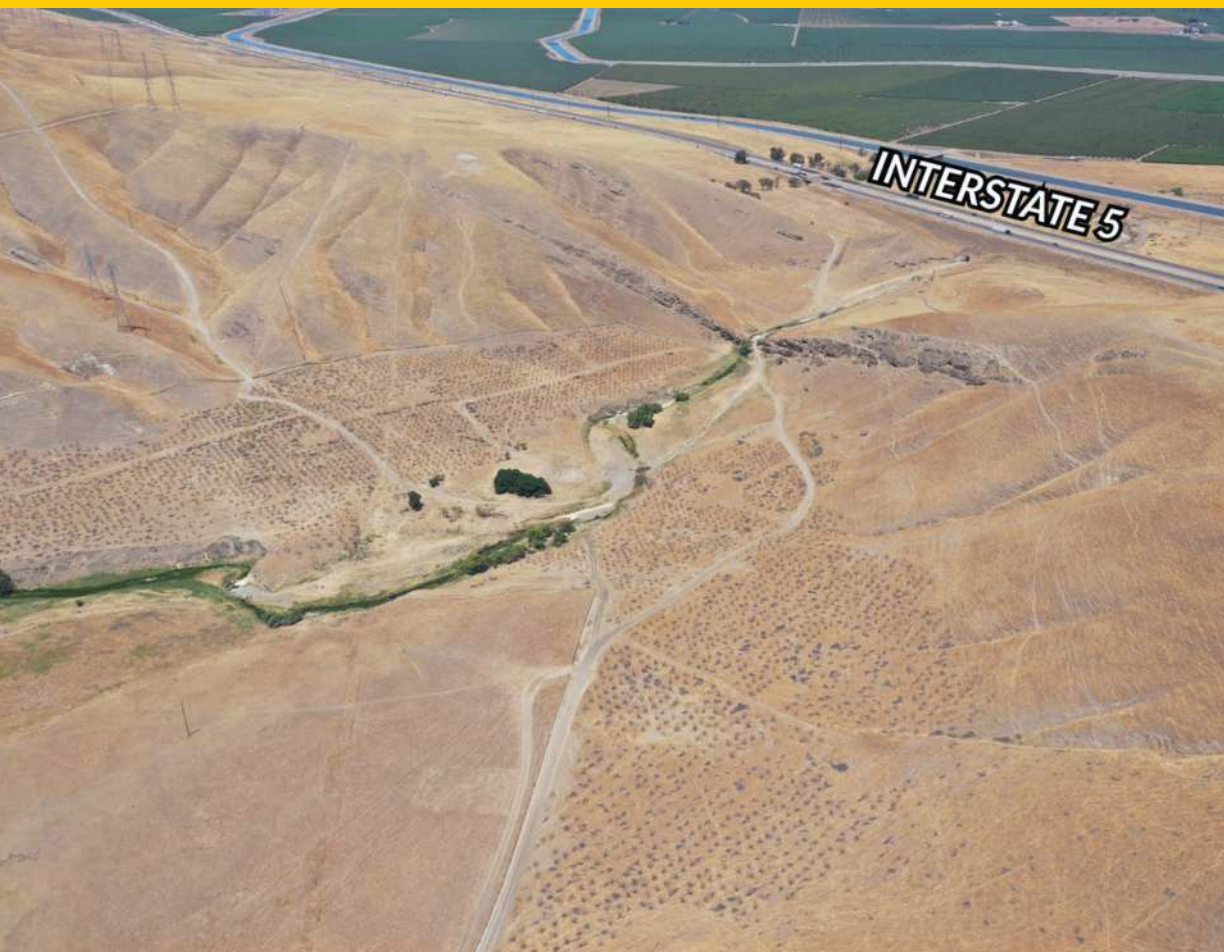


ROGERS RANCH - SEALED BID

400± ACRES | STANISLAUS COUNTY, CALIFORNIA

\$1,000,000

(\$2,500/Acre)



PROPERTY HIGHLIGHTS

- ADJACENT TO INTERSTATE 5
- EASY ACCESS ALONG DEL PUERTO CANYON RD
- CLOSE PROXIMITY TO PATTERSON CITY LIMITS
- SEALED BID DEADLINE - WEDNESDAY, SEPTEMBER 17, 2025 AT 12PM



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FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

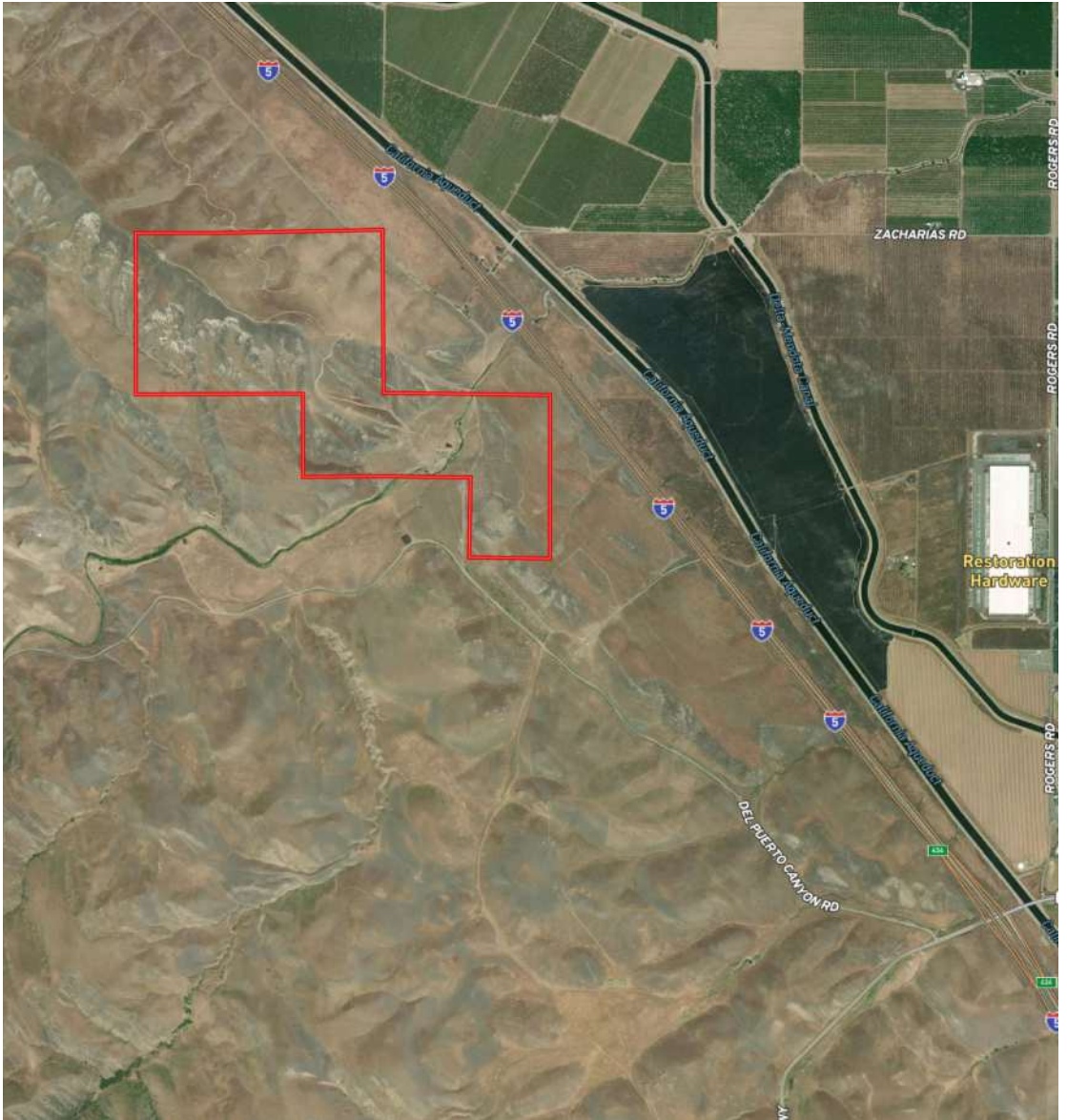
BAKERSFIELD

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

ROGERS RANCH - SEALED BID

400± ACRES | STANISLAUS COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

400± 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. The property is located within the boundary of the proposed Del Puerto Canyon Reservoir, which is currently under review of the final [Environmental Impact Report](#).

LOCATION

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

ZONING

General Agricultural (40 acre minimum). The Patterson City General Plan Map updated February 2025 shows the property as "Mixed Use." The ranch is not enrolled in the Williamson Act.

WATER

There is no groundwater well or access to irrigation district water. 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, September 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 (payable to First American Title) 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

Minimum Suggested Bid: \$1,000,000 (\$2,500 / 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

400± ACRES | STANISLAUS COUNTY, CALIFORNIA

SOILS INFORMATION

Map unit symbol	Map unit name	Rating
100	Epithemite clay 1 to 2 ft moderately eroded	Grade 1 - Excellent
101	Clayey-epithemite clay, 1 to 2 ft moderately eroded	Grade 1 - Excellent
102	Clayey-epithemite clay, 2 to 3 ft moderately eroded	Grade 1 - Fair
103	Epithemite clay 3 to 4 ft moderately eroded	Grade 1 - Fair
104	Epithemite clay 4 to 5 ft moderately eroded	Grade 1 - Fair
105	Epithemite clay 5 to 6 ft moderately eroded	Grade 1 - Fair
106	Epithemite clay 6 to 7 ft moderately eroded	Grade 1 - Fair
107	Epithemite clay 7 to 8 ft moderately eroded	Grade 1 - Fair
108	Epithemite clay 8 to 9 ft moderately eroded	Grade 1 - Fair
109	Epithemite clay 9 to 10 ft moderately eroded	Grade 1 - Fair
110	Epithemite clay 10 to 11 ft moderately eroded	Grade 1 - Fair
111	Epithemite clay 11 to 12 ft moderately eroded	Grade 1 - Fair
112	Epithemite clay 12 to 13 ft moderately eroded	Grade 1 - Fair
113	Epithemite clay 13 to 14 ft moderately eroded	Grade 1 - Fair
114	Epithemite clay 14 to 15 ft moderately eroded	Grade 1 - Fair
115	Epithemite clay 15 to 16 ft moderately eroded	Grade 1 - Fair
116	Epithemite clay 16 to 17 ft moderately eroded	Grade 1 - Fair
117	Epithemite clay 17 to 18 ft moderately eroded	Grade 1 - Fair
118	Epithemite clay 18 to 19 ft moderately eroded	Grade 1 - Fair
119	Epithemite clay 19 to 20 ft moderately eroded	Grade 1 - Fair
120	Epithemite clay 20 to 21 ft moderately eroded	Grade 1 - Fair
121	Epithemite clay 21 to 22 ft moderately eroded	Grade 1 - Fair
122	Epithemite clay 22 to 23 ft moderately eroded	Grade 1 - Fair
123	Epithemite clay 23 to 24 ft moderately eroded	Grade 1 - Fair
124	Epithemite clay 24 to 25 ft moderately eroded	Grade 1 - Fair
125	Epithemite clay 25 to 26 ft moderately eroded	Grade 1 - Fair
126	Epithemite clay 26 to 27 ft moderately eroded	Grade 1 - Fair
127	Epithemite clay 27 to 28 ft moderately eroded	Grade 1 - Fair
128	Epithemite clay 28 to 29 ft moderately eroded	Grade 1 - Fair
129	Epithemite clay 29 to 30 ft moderately eroded	Grade 1 - Fair
130	Epithemite clay 30 to 31 ft moderately eroded	Grade 1 - Fair
131	Epithemite clay 31 to 32 ft moderately eroded	Grade 1 - Fair
132	Epithemite clay 32 to 33 ft moderately eroded	Grade 1 - Fair
133	Epithemite clay 33 to 34 ft moderately eroded	Grade 1 - Fair
134	Epithemite clay 34 to 35 ft moderately eroded	Grade 1 - Fair
135	Epithemite clay 35 to 36 ft moderately eroded	Grade 1 - Fair
136	Epithemite clay 36 to 37 ft moderately eroded	Grade 1 - Fair
137	Epithemite clay 37 to 38 ft moderately eroded	Grade 1 - Fair
138	Epithemite clay 38 to 39 ft moderately eroded	Grade 1 - Fair
139	Epithemite clay 39 to 40 ft moderately eroded	Grade 1 - Fair
140	Epithemite clay 40 to 41 ft moderately eroded	Grade 1 - Fair
141	Epithemite clay 41 to 42 ft moderately eroded	Grade 1 - Fair
142	Epithemite clay 42 to 43 ft moderately eroded	Grade 1 - Fair
143	Epithemite clay 43 to 44 ft moderately eroded	Grade 1 - Fair
144	Epithemite clay 44 to 45 ft moderately eroded	Grade 1 - Fair
145	Epithemite clay 45 to 46 ft moderately eroded	Grade 1 - Fair
146	Epithemite clay 46 to 47 ft moderately eroded	Grade 1 - Fair
147	Epithemite clay 47 to 48 ft moderately eroded	Grade 1 - Fair
148	Epithemite clay 48 to 49 ft moderately eroded	Grade 1 - Fair
149	Epithemite clay 49 to 50 ft moderately eroded	Grade 1 - Fair
150	Epithemite clay 50 to 51 ft moderately eroded	Grade 1 - Fair
151	Epithemite clay 51 to 52 ft moderately eroded	Grade 1 - Fair
152	Epithemite clay 52 to 53 ft moderately eroded	Grade 1 - Fair
153	Epithemite clay 53 to 54 ft moderately eroded	Grade 1 - Fair
154	Epithemite clay 54 to 55 ft moderately eroded	Grade 1 - Fair
155	Epithemite clay 55 to 56 ft moderately eroded	Grade 1 - Fair
156	Epithemite clay 56 to 57 ft moderately eroded	Grade 1 - Fair
157	Epithemite clay 57 to 58 ft moderately eroded	Grade 1 - Fair
158	Epithemite clay 58 to 59 ft moderately eroded	Grade 1 - Fair
159	Epithemite clay 59 to 60 ft moderately eroded	Grade 1 - Fair
160	Epithemite clay 60 to 61 ft moderately eroded	Grade 1 - Fair
161	Epithemite clay 61 to 62 ft moderately eroded	Grade 1 - Fair
162	Epithemite clay 62 to 63 ft moderately eroded	Grade 1 - Fair
163	Epithemite clay 63 to 64 ft moderately eroded	Grade 1 - Fair
164	Epithemite clay 64 to 65 ft moderately eroded	Grade 1 - Fair
165	Epithemite clay 65 to 66 ft moderately eroded	Grade 1 - Fair
166	Epithemite clay 66 to 67 ft moderately eroded	Grade 1 - Fair
167	Epithemite clay 67 to 68 ft moderately eroded	Grade 1 - Fair
168	Epithemite clay 68 to 69 ft moderately eroded	Grade 1 - Fair
169	Epithemite clay 69 to 70 ft moderately eroded	Grade 1 - Fair
170	Epithemite clay 70 to 71 ft moderately eroded	Grade 1 - Fair
171	Epithemite clay 71 to 72 ft moderately eroded	Grade 1 - Fair
172	Epithemite clay 72 to 73 ft moderately eroded	Grade 1 - Fair
173	Epithemite clay 73 to 74 ft moderately eroded	Grade 1 - Fair
174	Epithemite clay 74 to 75 ft moderately eroded	Grade 1 - Fair



PARCEL INFORMATION

LEGAL

APNs: 021-021-004, 005, 006; 021-022-001, 051, & 052

Located in a portion of Sections 20 & 21 T5S, R7E,
M.D.B.&M.



CITY OF PATTERSON GENERAL PLAN MAP







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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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