

GRAVEL PIT RANCH

42.89± ACRES | STANISLAUS COUNTY, CALIFORNIA

\$5,000,000



PROPERTY HIGHLIGHTS

- DEL PUERTO WATER DISTRICT
- 4± MILES FROM PATTERSON
- POTENTIAL BENEFITS FOR RECHARGE OR GRAVEL EXTRACTION



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

This 42.89± acre property is located just 4 miles west of Patterson. A portion of the property receives surface water from Del Puerto Water District, making it well-suited for row crops, orchards, or other irrigated uses. In addition to its agricultural potential, the site features an active gravel pit with remaining reserves and ongoing extraction potential. With convenient access and versatile use options, this property offers both income-generating opportunities and long-term value. Whether for farming, resource use, or future development, this is a rare offering with surface water supply to a portion of the property.

LOCATION

The ranch is located on the corner of Raines Rd and Zacharias Rd in Patterson, California.

ZONING

APN 021-019-020 (12.79± acres) is General Agricultural (40 acre minimum). APN 021-019-019 (30.01± acres) is annexed into the City of Patterson's February 2025 General Plan Map for Light Industrial and public/quasi-use. The property is not enrolled in the Williamson Act.

WATER

APN 021-019-020 (12.79± acres) is within and receives water from Del Puerto Water District. The other APN 021-019-019 (30.01± acres) is within the city of Patterson and will require coordination with the city for water supply.

PRICE/TERMS

\$5,000,000 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

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SOILS INFORMATION

Soil Map Key		
Map unit symbol	Map unit name	Rating
125	Water	Not Rated
213	Coarse granitic sandstone 0 to 2 percent slopes, rarely flooded	Grade 2 - Fair
219	Medium fine sandy loam 0 to 2 percent slopes, rarely flooded	Grade 1 - Excellent



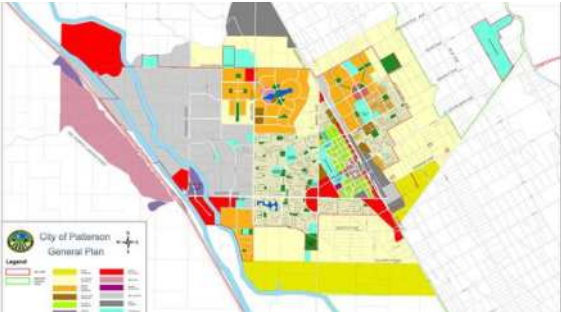
PARCEL INFORMATION

LEGAL

APNs: 021-019-019 & 020
Located in a portion of Section 15 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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4800 California Ave., #210B
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