

# Lake Ramona Cattle Ranch

Stanislaus County, California

\$2,350,000 | 191.74 Acres

16642 Hickory Ave  
Patterson, California

Welcome to "Lake Ramona Cattle Ranch" This opportunity property has just come on the market for that someone looking to put together a small cattle operation with unlimited water and fertile central California soils to grow the feed needed to produce a quality product. With pre-1914 water rights from the mighty San Joaquin River. Ranching, Farming, Hunting and Fishing awaits!



## PROPERTY HIGHLIGHTS

- Cattle Ranch Property
- Approximately 191.74 acre San Joaquin riverfront property
- Pre 1914 water rights
- Approximately 500 GPM agriculture well with 2 diversion pump system
- 80 acres of irrigated pasture
- Equestrian possibilities
- 3 Phase power
- Upland and waterfowl hunting
- Salmon, Catfish, Striper, Sturgeon, Carp, and Bass Fishing!
- Farming opportunities



**DAN DURNALL**  
Real Estate Agent  
BRE# 01793149  
Cell: (209) 770-7204  
[dandurnall@gmail.com](mailto:dandurnall@gmail.com)



**WES DURNALL**  
Real Estate Agent  
BRE# 01840408  
Cell: (209) 770-3568  
[wesdurnall@gmail.com](mailto:wesdurnall@gmail.com)