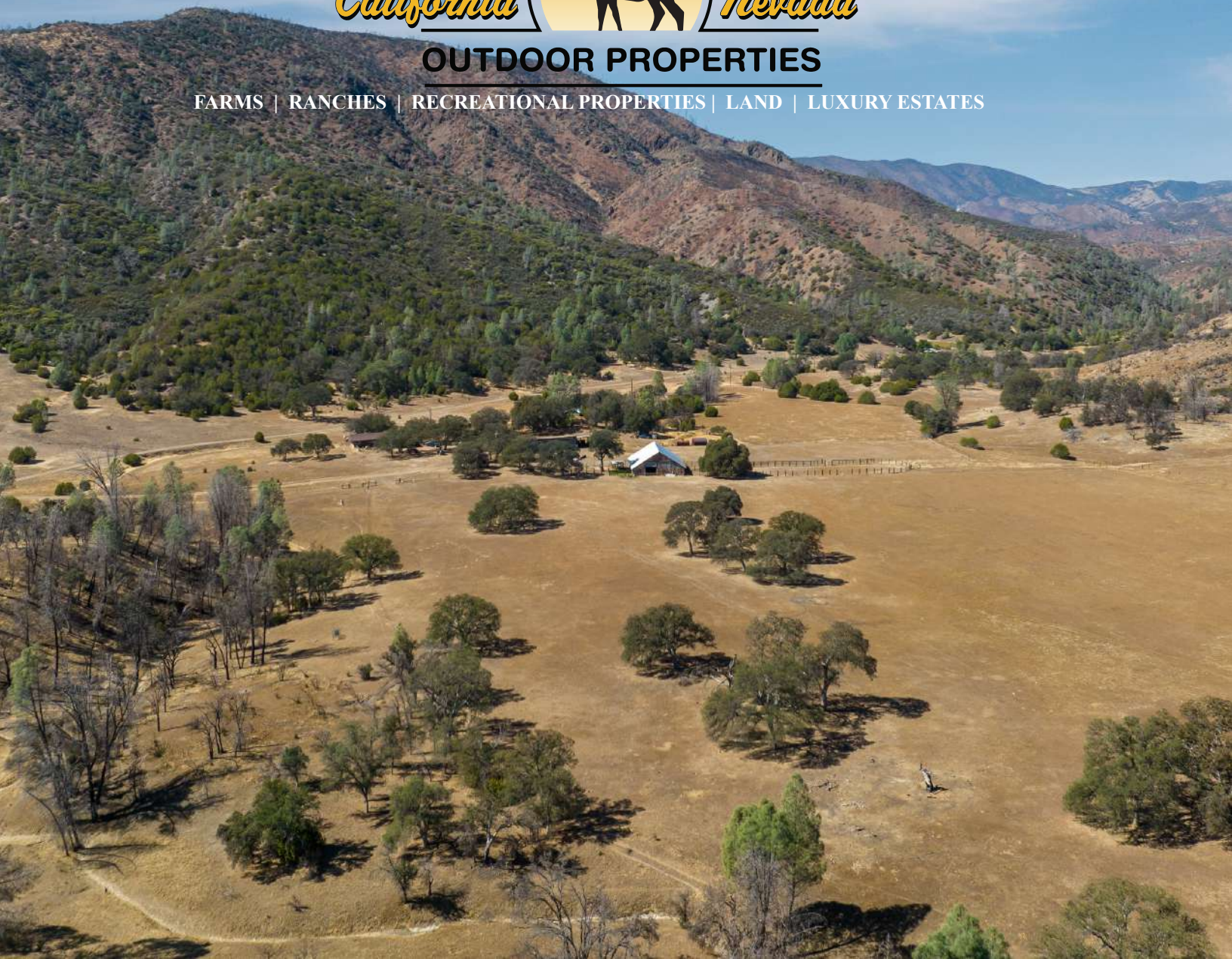




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



The Adobe Valley Ranch

5,733.29 ± Acres | Stanislaus County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



Introduction



The secluded and private 5,733 ± acre Adobe Valley Ranch is located within the Mount Diablo Range on the south side of Del Puerto Canyon Road. It is 31 miles to Modesto, 49 miles to Stockton, 52 miles to Livermore, 56 miles to Merced, and 83 miles to San Jose. The ranch has been in the same family for 5 generations, running cattle for over 120 years. Currently, the Adobe Valley Ranch is used for cattle grazing and recreational purposes. It is fenced and cross fenced, running 100 pair year-round. Water on the ranch includes a year-round pond, Adobe and Lotta Creeks, and springs. The springs provide water to each of the buildings on the property as well as to the water troughs throughout the property. There is great hunting on the property with wildlife such as deer, wild boar, coyotes, foxes, mountain lions, and predators. Improvements include a main home & cabin, currently being rented, a workshop, barn, and additional outbuildings. This a great opportunity for a cattle ranch or recreational property! In the Williamson Act.

Legend has it Joaquin Murrieta, the Robin Hood of the West / Robin Hood of El Dorado, would hold his horses in the Adobe Valley...



Highlights

- Secluded and private 5,733-acre ranch
- Has been in the same family for 5 generations
- Cattle Ranch for over 120 years
- Currently used for cattle & recreation
- Runs 100 pair year-round
- Fenced and cross fenced
- Corrals & loading chute
- Water: Year-round Pond, two creeks, & springs
- Spring fed troughs & spring fed water to dwellings
- Main home, cabin, large barn, workshop, & outbuildings
- Recreation: Hunt, Horseback, ATV, Hike
- Wildlife include deer, wild boar, coyotes, foxes, mountain lions, and predators.
- Borders BLM land
- 31 miles Modesto, 49 miles Stockton, 52 miles to Livermore
- 56 miles Merced, 83 miles to San Jose, 93 miles to San Francisco
- In the Williamson Act



Cattle & Recreation



The Adobe Valley Ranch has been a cattle ranch for over 120 years. Currently, there are 100 pair of cattle that are run on the ranch. It is fenced and crossed fenced ensuring great pasture rotation. There are corrals and a loading chute.



The seclusion and privacy of the ranch makes it great for recreation. There are deer, wild boar, coyotes, foxes, mountain lions, and predators. Recreational activities include hunting, horseback riding, and ATVing.

To the north, the property is bordered by Frank Raines Regional Park and borders BLM land to the east.



Water



Water on the Adobe Valley Ranch includes a year-round pond, Adobe Creek, Lotta Creek, & multiple springs. The springs are used to provide water to each of the dwellings as well as the cattle troughs.



Improvements



Improvements on the property include a main home and a cabin. Both are currently rented and occupied by tenants. *Pictured below is the main home. On the right page: Main barn, shop, & cabin home.*



Improvements Cont'd



Location



About Patterson:

The city of Patterson is located in Stanislaus County, part of the Modesto Metropolitan Statistical Area. According to the 2020 US Census, the population was 20,413. The city is nicknamed “Apricot Capital of the World.” Agriculture is the city's primary economic base with apricots, almonds, and walnuts. This rural town is surrounded by agriculture land and the Pacific Coast Range (the Diablo Range).

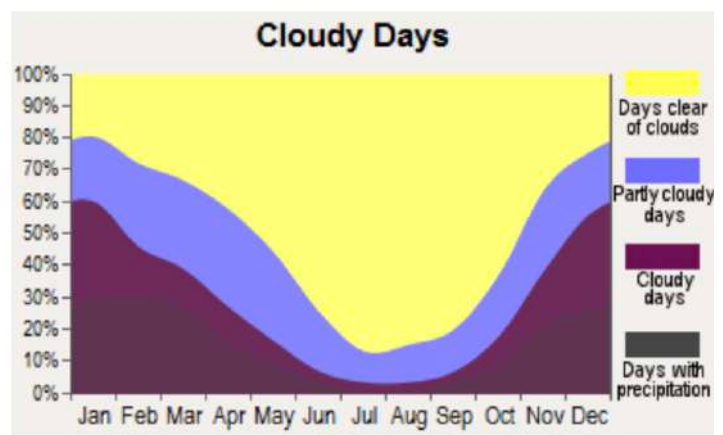
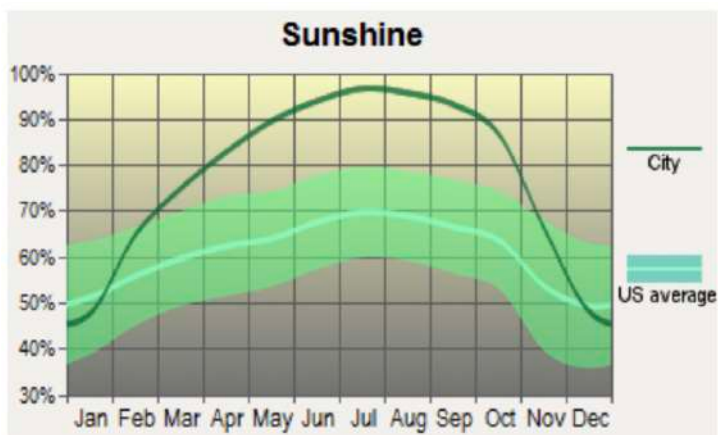
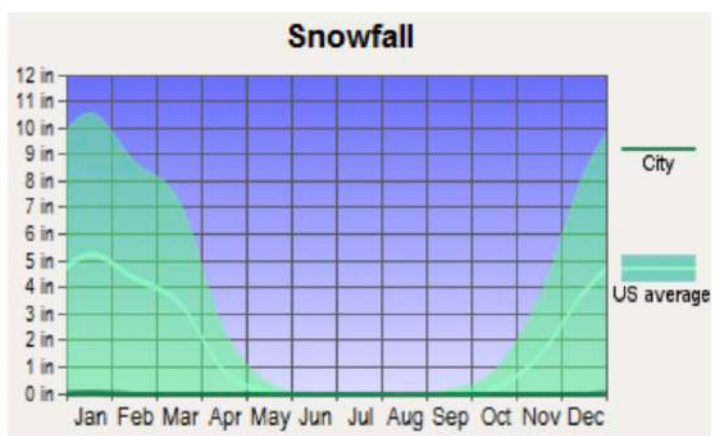
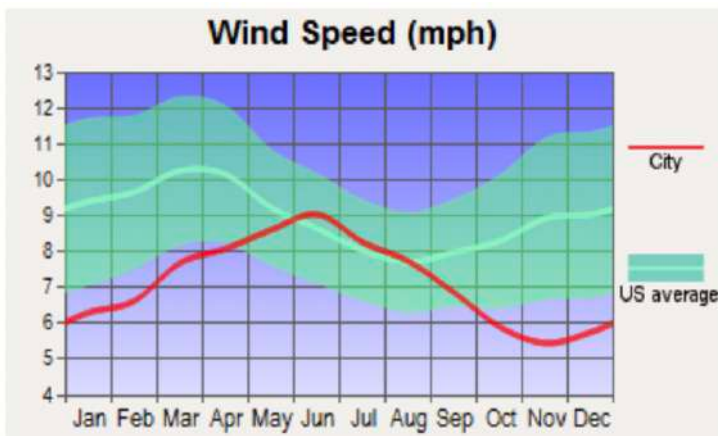
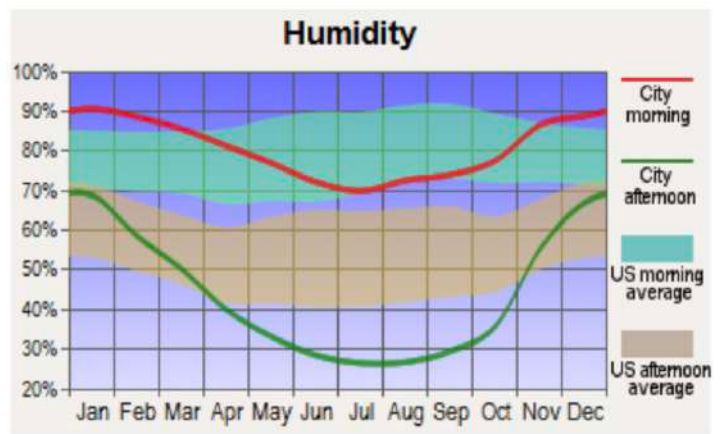
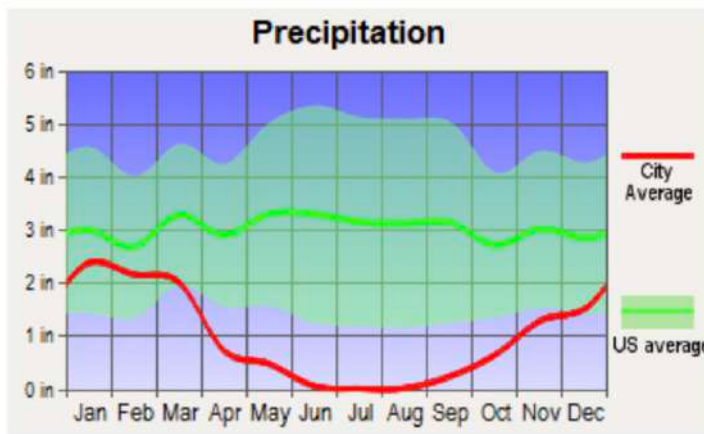
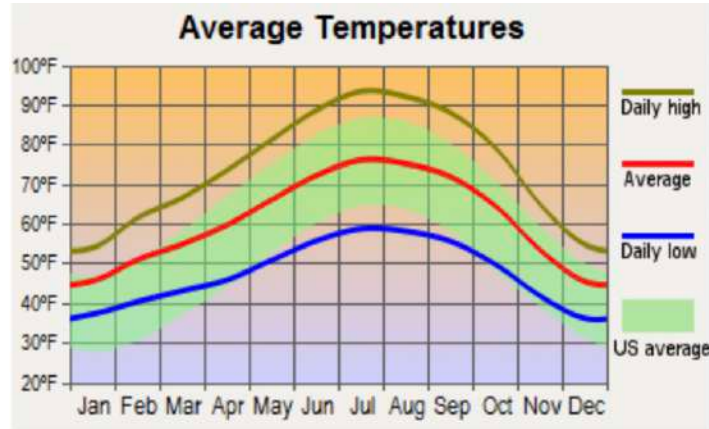
Nearby airports: *Domestic airports* nearby Patterson include the Stockton Metropolitan Airport (41 miles) or the Merced Regional Airport (41 miles). *International airports* include Oakland International Airport (71 miles), Norman Y. Mineta San Jose International Airport (83 miles) or the San Francisco International Airport (90 miles).

About Stanislaus County:

Stanislaus County is located in the San Joaquin Valley of California, just east of the San Francisco Bay Area. It is also within 90 minutes of the Silicon Valley, Sacramento, the Sierra Nevada Mountains and California's Central Coast. The county seat is Modesto. According to the 2020 US Census, the population was 552,878. Stanislaus is known for its agri-business internationally. Its mild Mediterranean climate and rich soils create excellent farming practices. It is known for their wine (headquarters to Galo & Bronco Wineries), almonds, poultry, milk, cattle & walnuts, among others.



Weather

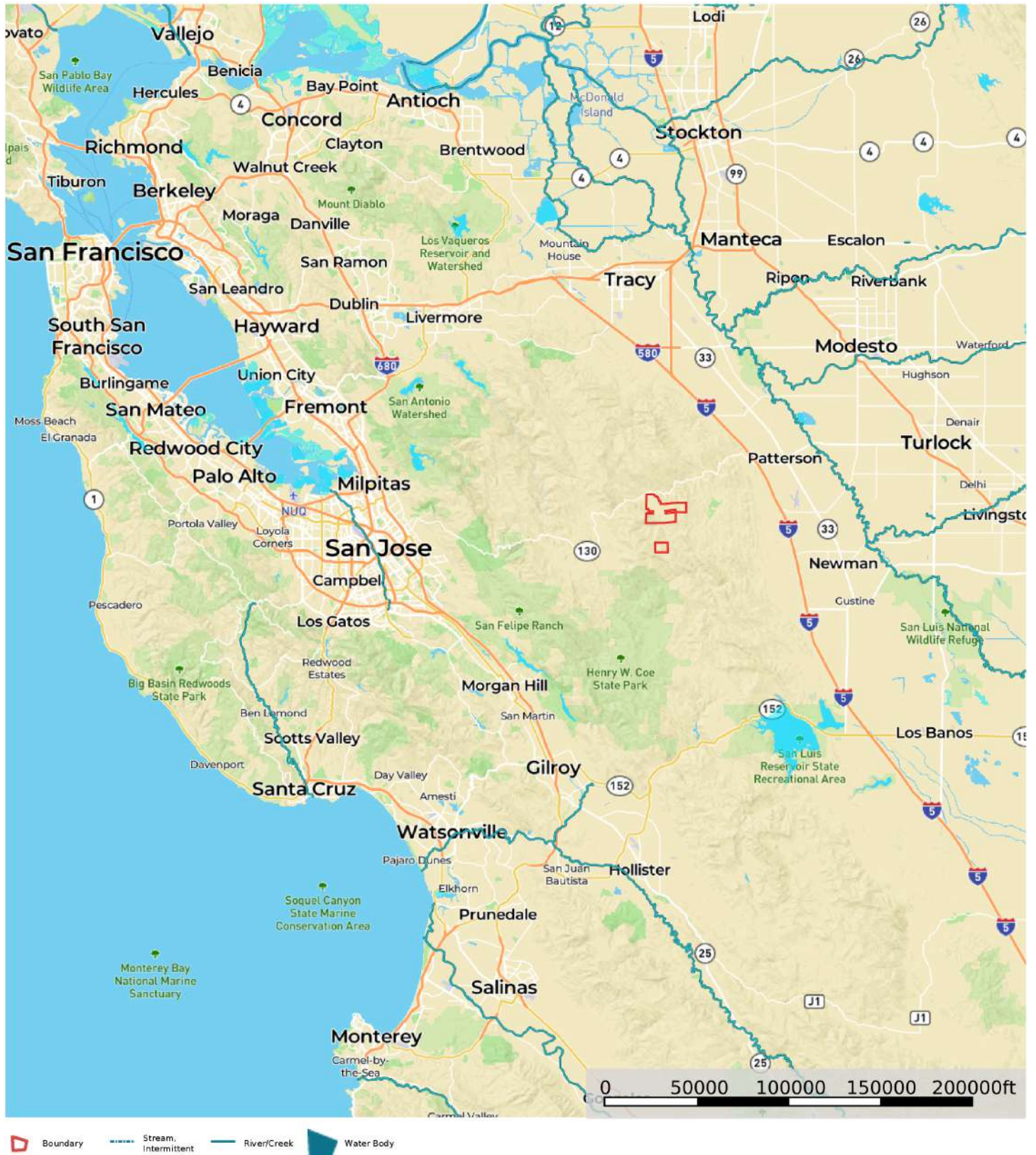


Size & Land Use

The Adobe Valley Ranch consists of six parcels totaling 5,733.29-acres. It is in the Williamson Act; lower property taxes. The land use for all parcels is General AG. The total property tax amount for 2021 was \$12,921.

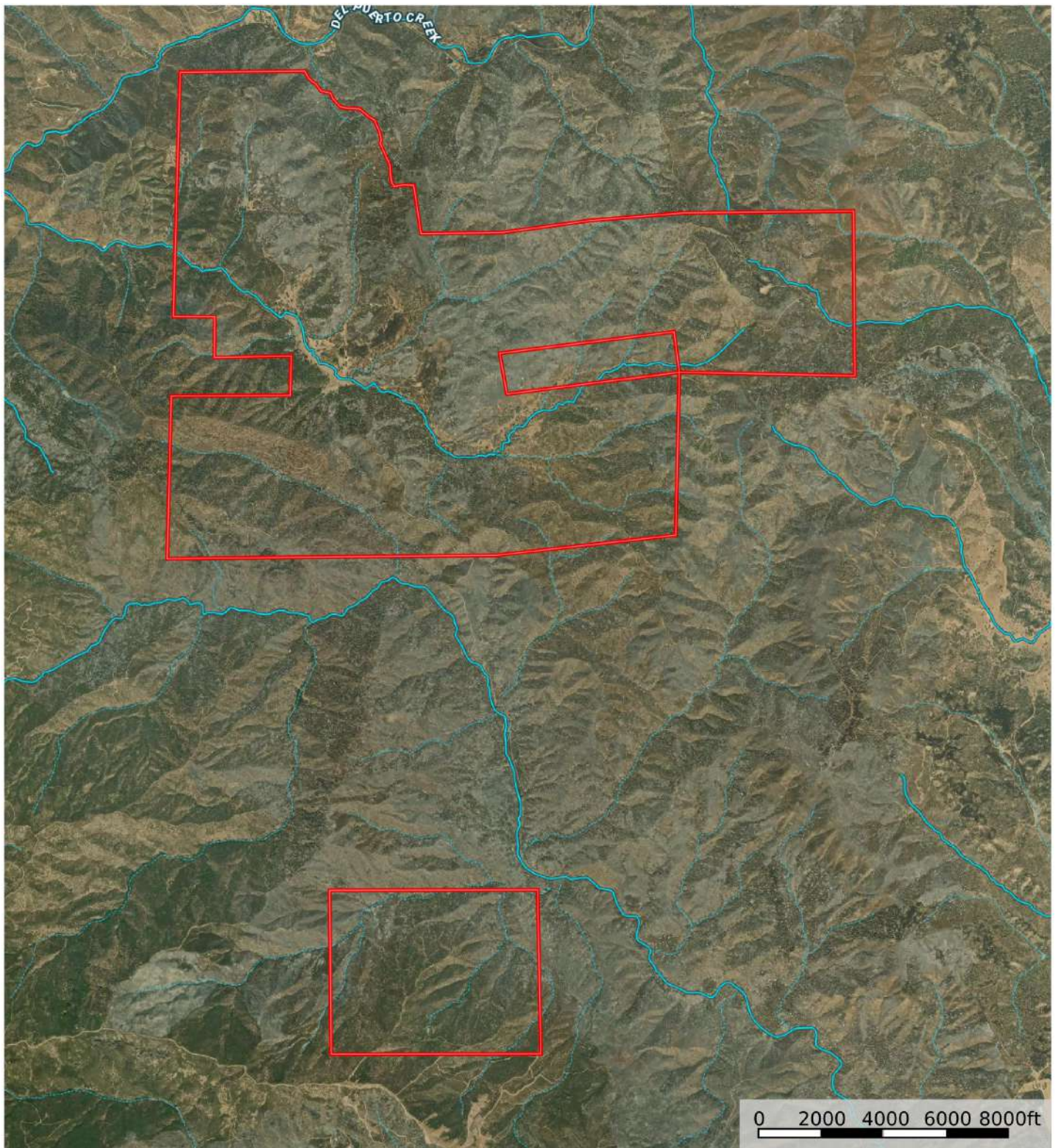
APN	ACRES	LAND USE	WILLIAMSON ACT (Y/N)	TAX AMOUNT (2021)
025-008-001	1,056.72	General AG	Y	\$4,442.00
025-009-001	1,938.45	General AG	Y	\$3,036.00
025-013-004	640	General AG	Y	\$1,014.00
025-014-001	1,282.52	General AG	Y	\$3,092.00
026-002-004	406.90	General AG	Y	\$653.00
026-002-007	408.70	General AG	Y	\$684.00
TOTAL	5,733.29			\$12,921.00





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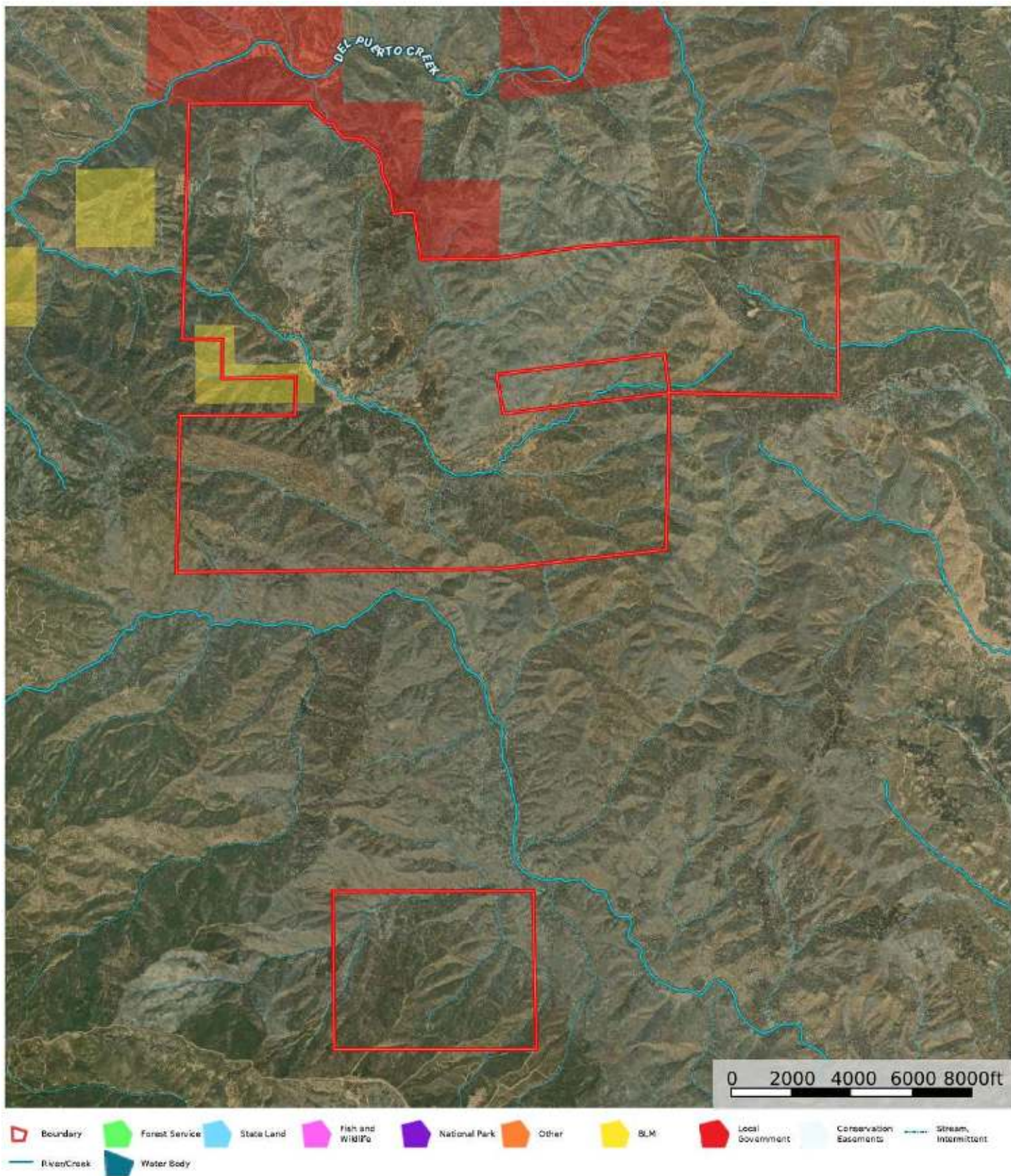
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□ Boundary
 --- Stream, Intermittent
 — River/Creek
 ■ Water Body

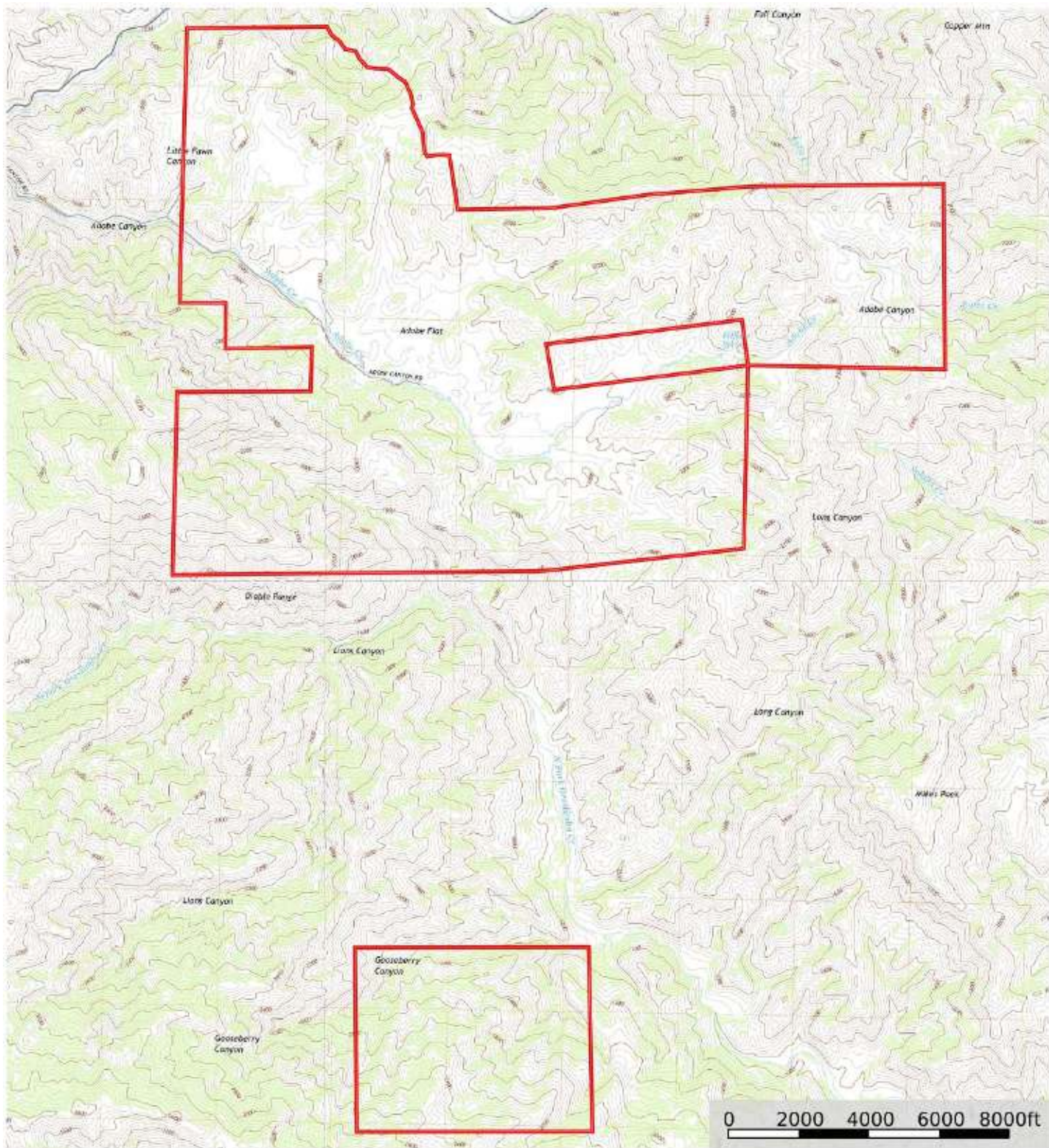
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 Boundary

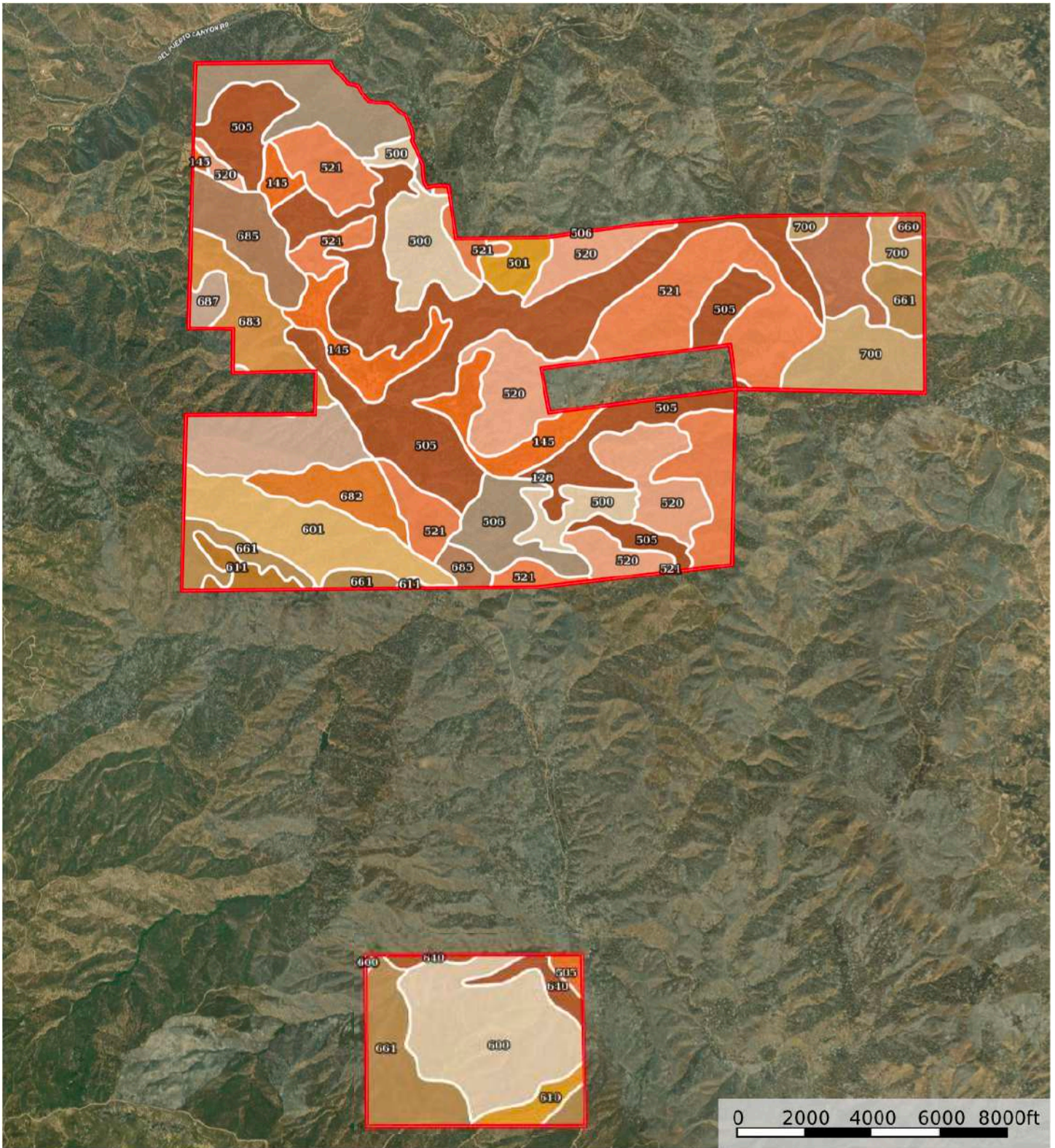
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Soil



For more in depth information on the soils, please contact our office.



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