

HOUK RANCH

Stanislaus County, CA

459.89± Acres
Riparian Farmland



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PROPERTY OVERVIEW

\$9,450,000

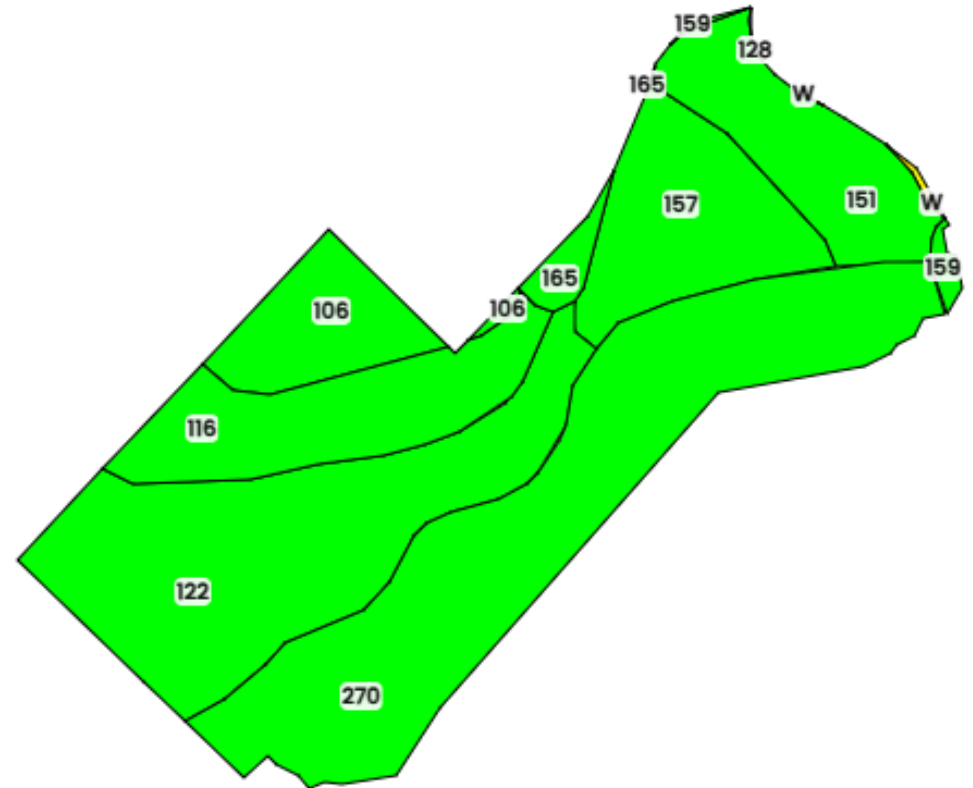
We are proud to present the Houk Ranch, an exceptional row crop farm with a strong portfolio of water including riparian rights to the adjacent San Joaquin River, a productive groundwater well, and tailwater from Del Puerto Creek. The farm comprises Class 1 and 2 soils and has been historically farmed to row crops; however, productive neighboring orchards indicate that development to permanent plantings is likely the Property's best use.

Address	1666 Condit Avenue Patterson, CA 95363
Growing Region	Northern San Joaquin Valley
Assessors Parcel No.	016-032-(012, 013, 014)
Gross Acres	459.89± Acres (per Assessor)
Net Acres	315.00± Acres (per Owner)
Williamson Act	Yes
Structures	Home, 6 Barns
Zoning & Land Use	A-2-40 - General Agricultural



FARMING

This tract has historically been farmed by the owner to various row crops including tomatoes, alfalfa, and beans. It is farmed in conjunction with the Property immediately to the north. The Property is surrounded on two sides by several almond orchards that appear to be strong producers. The eastern portion of the Property adjacent to the San Joaquin River is reportedly subject to a conservation easement that would prevent future cultivation.



Soil Code	Soil Description	Acres	%	Class
270	Elsalado fine sandy loam, 0 to 2 percent slopes, rarely flooded	146.11	32.04	1
122	Vernalis loam, 0 to 2 percent slopes	118.88	26.07	1
116	El Solyo silty clay loam, 0 to 2 percent slopes, rarely flooded	53.51	11.73	2
157	Columbia complex, 0 to 2 percent slopes, rarely flooded	51.16	11.22	2
151	Columbia complex, 0 to 2 percent slopes, occasionally flooded	44.72	9.81	2
106	Capay clay, 0 percent slopes, rarely flooded, MLRA 17	31.66	6.94	2
165	Merritt silty clay loam, partially drained, 0 to 2 percent slopes, rarely flooded	6.22	1.36	2
159	Columbia complex, 0 to 2 percent slopes, frequently flooded	3.09	0.68	2
W	Water	0.58	-	-
128	Water	0.13	-	-
Totals		456.06		

WATER

The Property has riparian rights to the San Joaquin River, a 1,600± GPM well, and supplemental tailwater from Del Puerto Creek. Surface water is pumped to a small settling reservoir with two filter stations in the center of the ranch and distributed to the fields via head-ditches. The well and creek diversion are at the southern corner of the Property and irrigate the southernmost field and supplement throughout the rest of the farm. The river Point of Diversion (POD) infrastructure is shared with the property immediately to the north, which has its own riparian right.

Surface Water

Riparian right to San Joaquin River via 1x POD and tailwater from Del Puerto Creek

Groundwater

1x 1,600± GPM, 1x domestic

Irrigation System

Flood irrigation

SGMA Basin

San Joaquin Valley - Delta Mendota (5-022.077), High Priority (40)

SGMA Critical Overdraft

Yes

Groundwater Sustainability Agency

Northwestern Delta-Mendota GSA



Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



TERMS

Price

\$9,450,000
\$30,000± PER NET ACRE

Property Tours

By Appointment Only
DO NOT ENTER PROPERTY



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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.