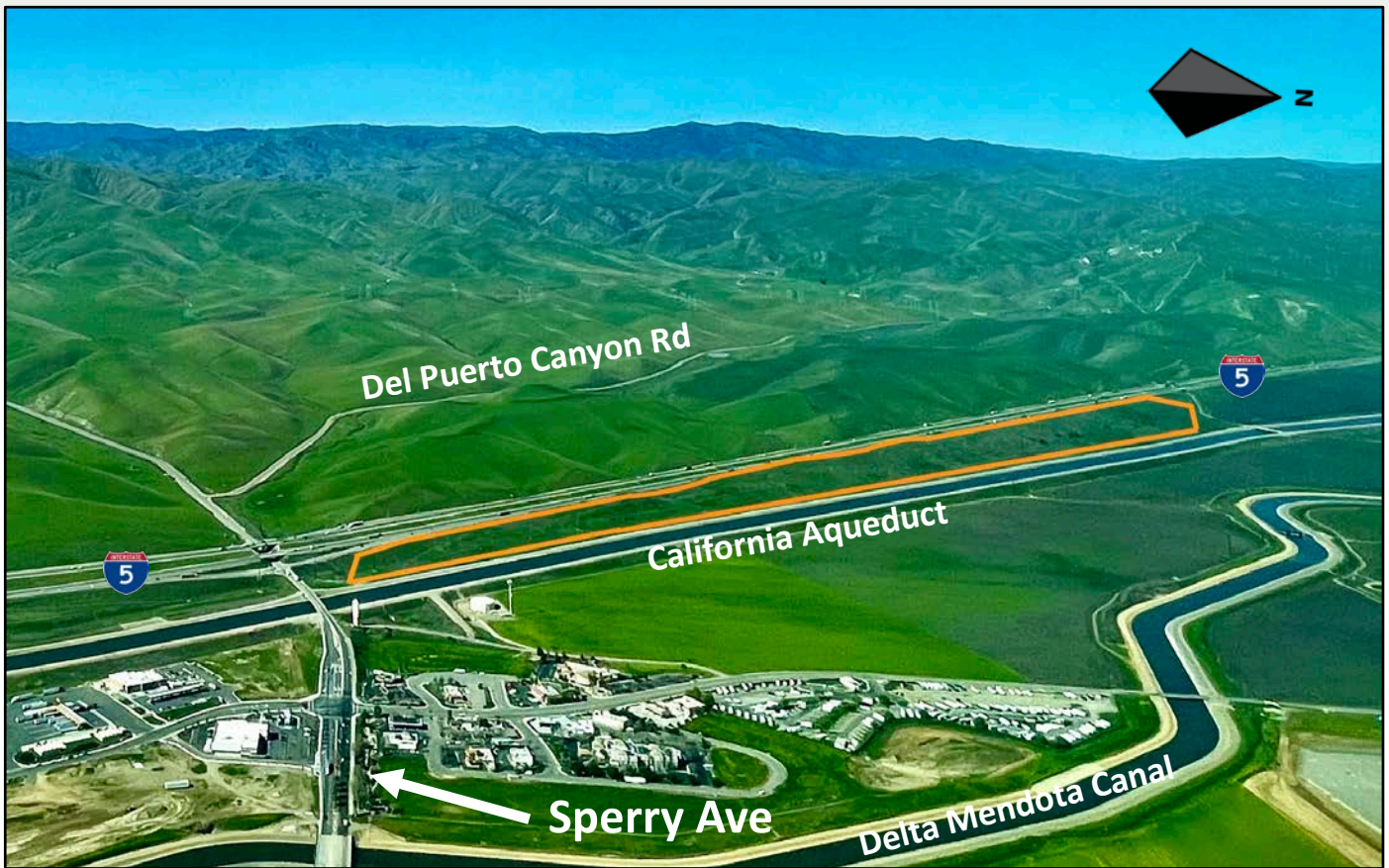


19.21 Acres Open Land



Size: The property is 19.21 assessed acres.

Location: The property is located along Interstate 5 on the east side of the freeway at the Sperry Avenue exit in Patterson, California. It is between Interstate 5 and the California Aqueduct.

Access: The property may not be accessed from Interstate 5.

Topography: The property's topography slopes from approximately 300 feet to 220 feet from Interstate 5 to the California Aqueduct.

APN: The Stanislaus County assessor's parcel numbers are 021-025-034 and 021-025-035. The property is in the Williamson Act.

Use: Relative to permitted uses, the buyer is advised to contact Stanislaus County and the City of Patterson.

Zoning: The property is zoned General AG-40 by the County of Stanislaus.

Price: \$1,000,000

KEVIN H. DONLON
Land Broker
DRE 01378612

OFFICE ADDRESS
310 N 2nd Street
Patterson, CA 95363

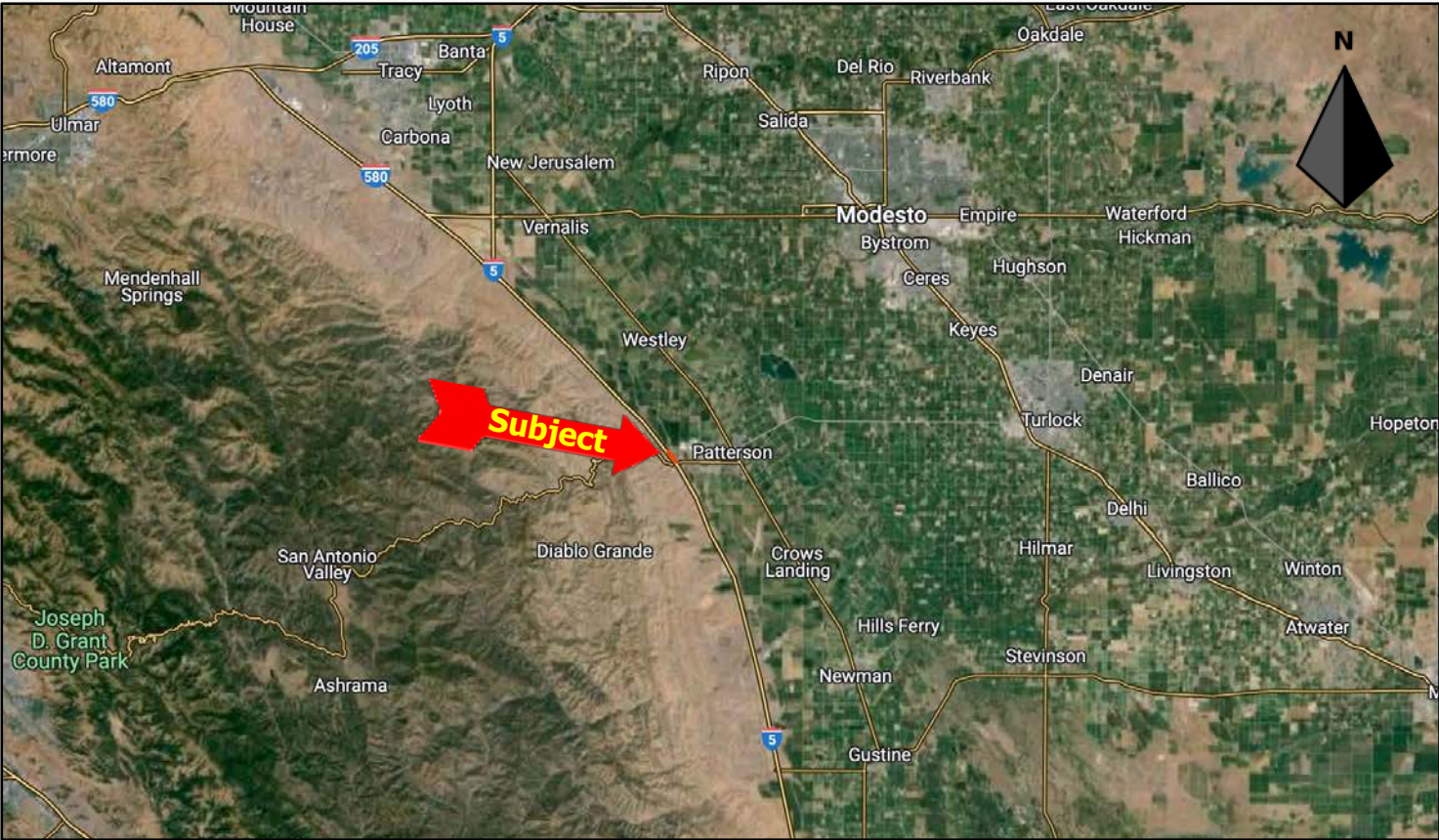
Phone (209) 892-8543
Fax (209) 892-2871
Email kevin@donlonrealty.com

**Donlon
Realty**



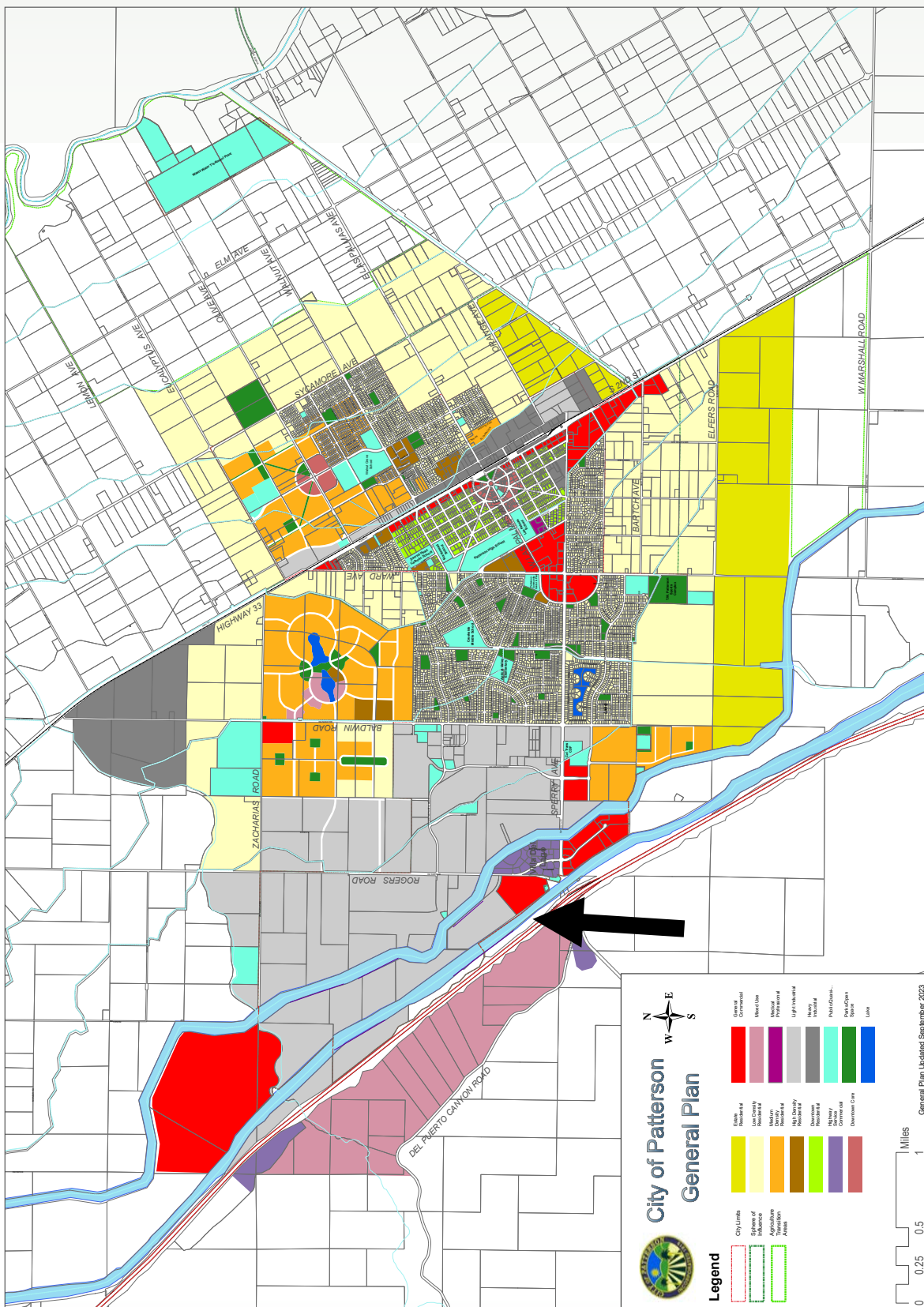
Property Location & Features

The property is located in Stanislaus County.



The table below shows the distance from the property to a few cities in California.

City	Miles
San Francisco	90
Newman	15
Tracy	25.6
Los Banos	37.5



Stanislaus County Assessor's Parcel Map

