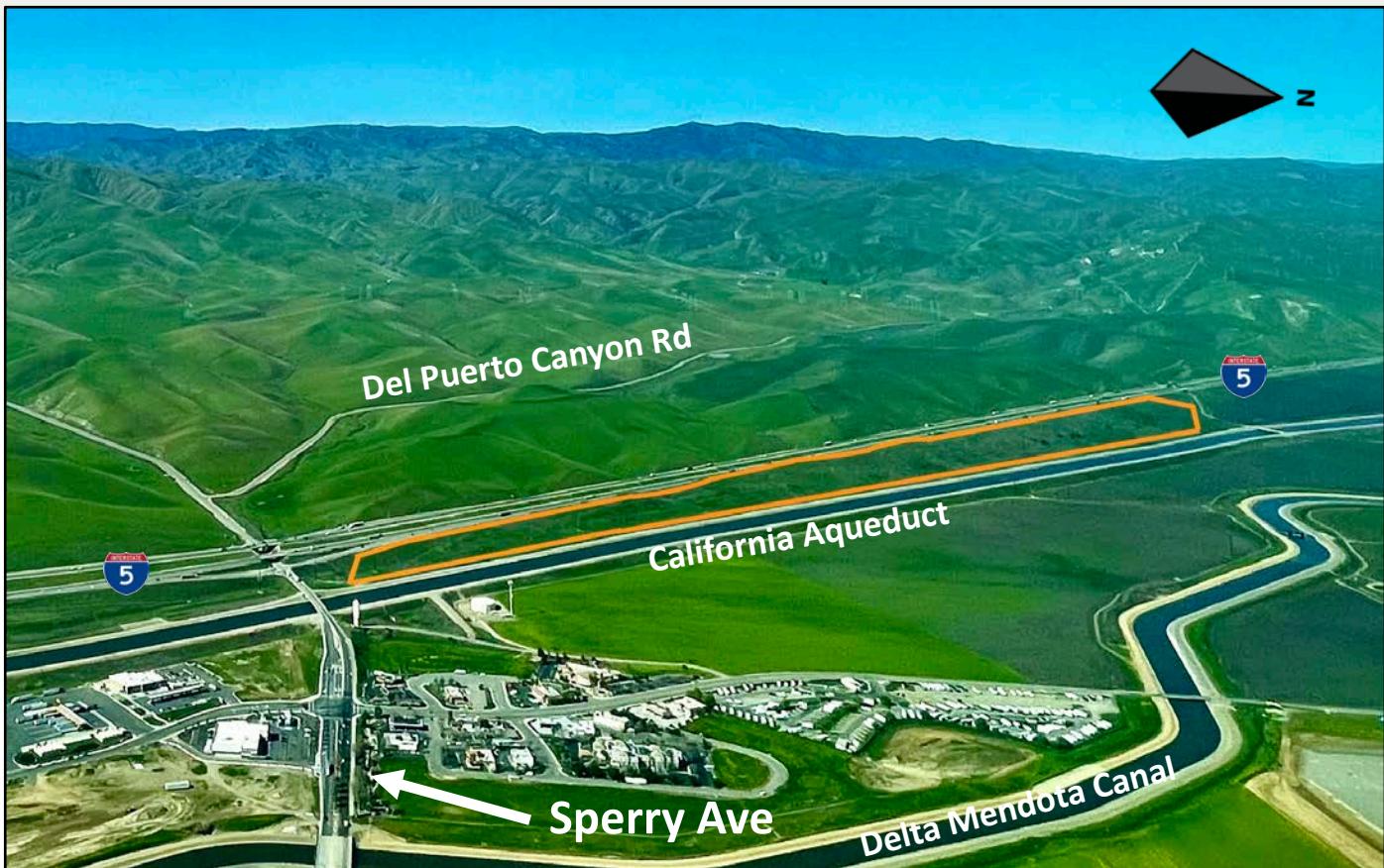


# 19.21 Acres Open Land



**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 2<sup>nd</sup> Street  
Patterson, CA 95363

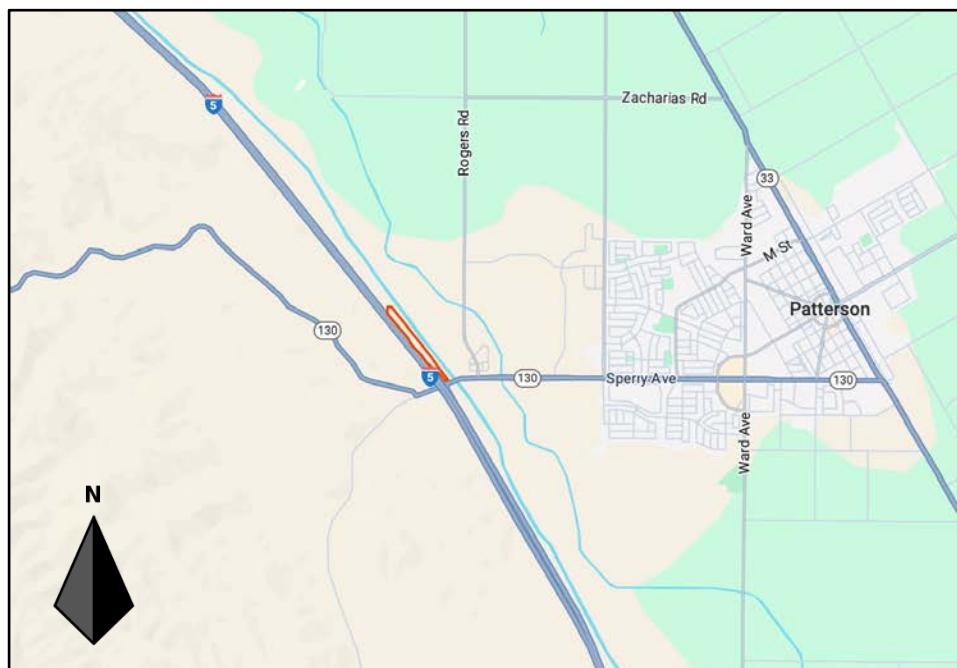
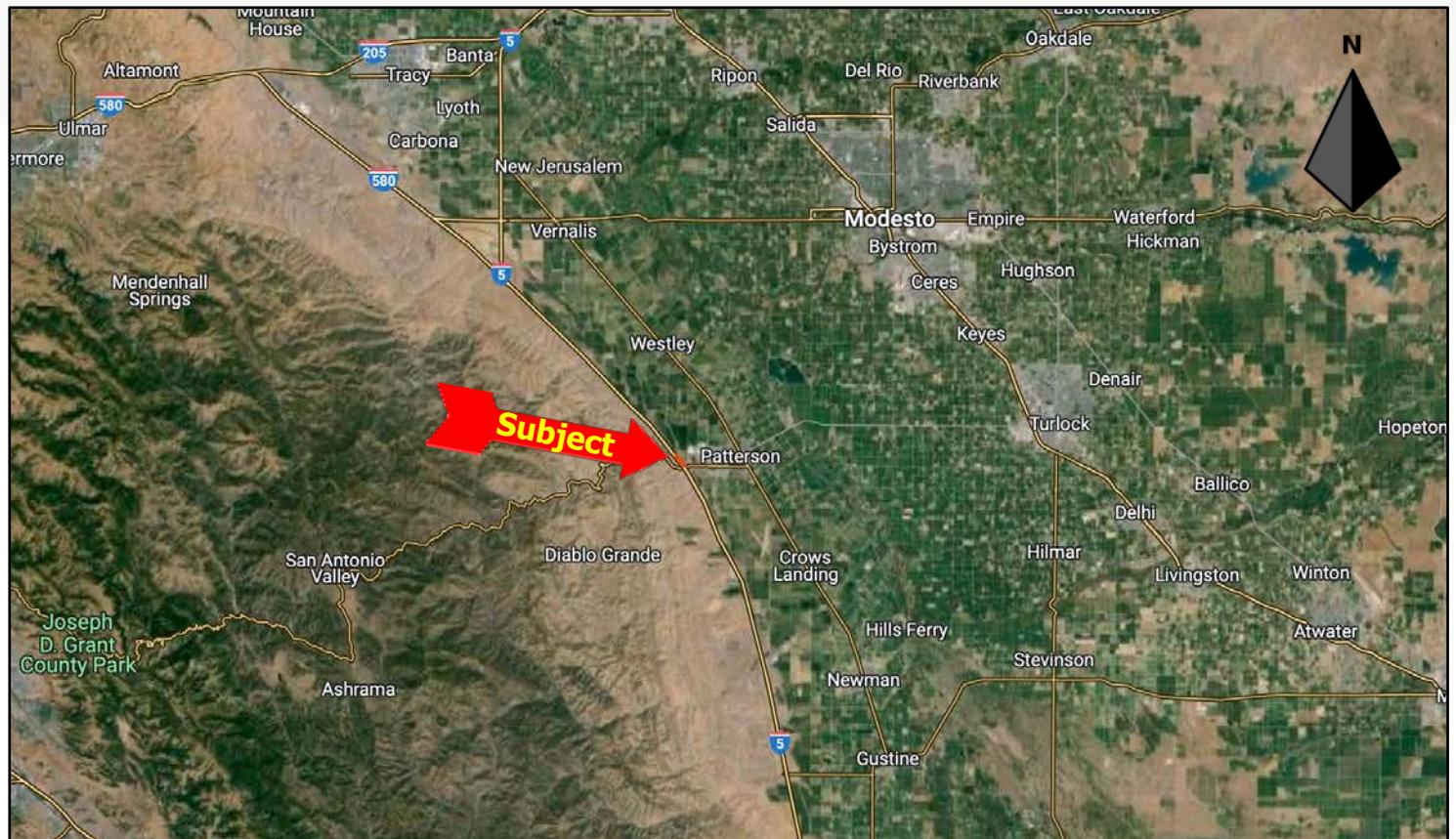
Phone (209) 892-8543  
Fax (209) 892-2871  
Email [kevin@donlonrealty.com](mailto:kevin@donlonrealty.com)

**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

# Patterson General Plan Map

