



## NATIVE GRASS RANCH - NORTH OF OAKDALE



**601.01 +/- ACRES | OAKDALE, CA | RANCH LAND**

DUNTON RD, OAKDALE, CA 95361

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**OFFERED AT: \$2,000,000 (\$3,328/ACRE)**

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## 601 ACRE DUNTON RD RANCH

### PROPERTY OVERVIEW

This prime native grass cattle ranch is ideally located north of Oakdale in the desirable rural lower foothill region. The property features gently rolling terrain with multiple potential homesite locations, each offering beautiful, unobstructed views of the Sierra Nevada mountains.

A year-round creek meanders through the ranch, enhancing both the natural beauty and livestock value of the land. The property is accessed by a quiet, lightly traveled country road, providing privacy while maintaining convenient access.

The ranch is well improved with two solar-powered wells suitable for livestock or domestic use, located on separate parcels. The offering consists of three adjacent parcels, allowing flexibility for ownership, development, or operational planning.

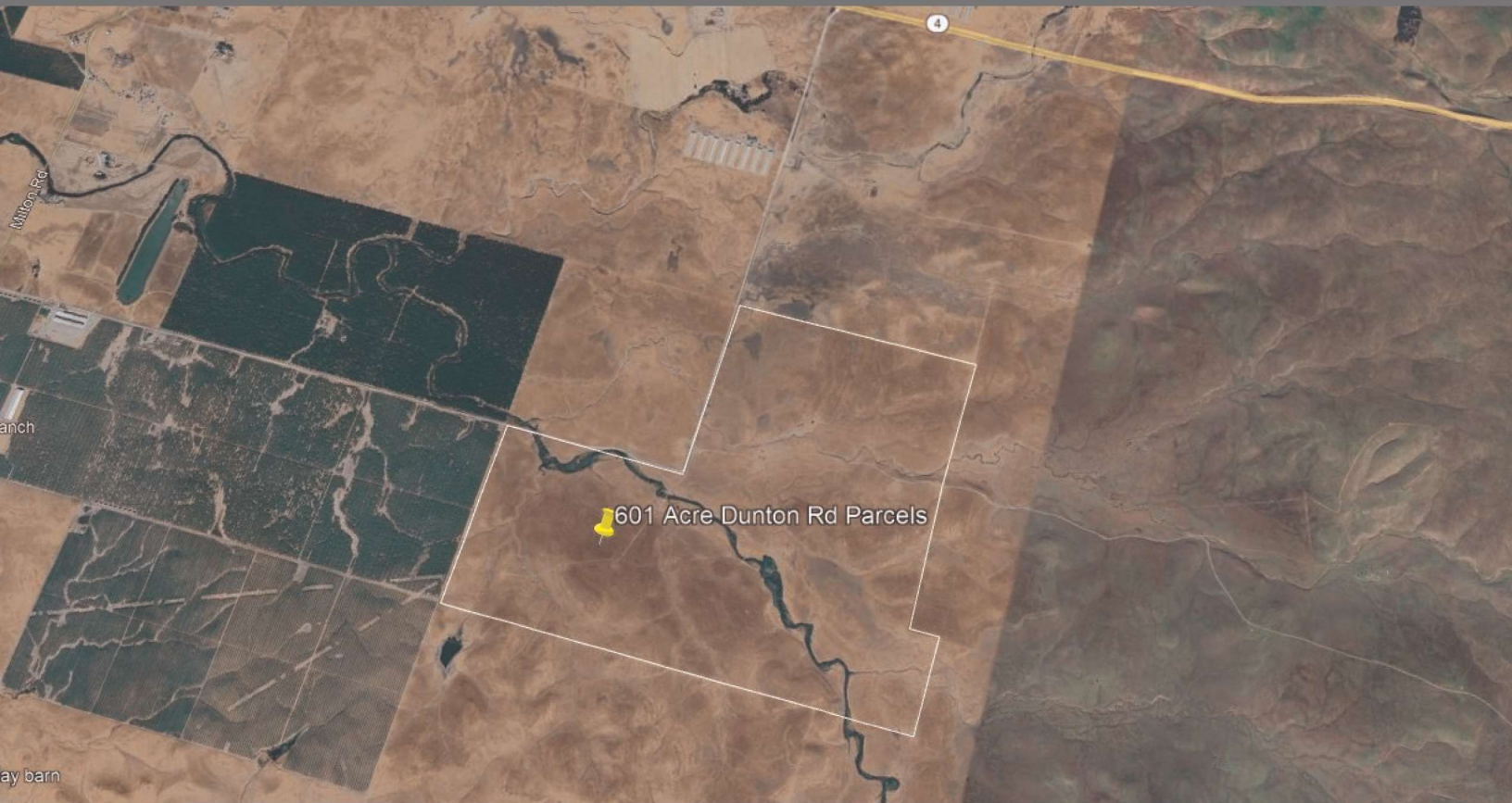
Additionally, there is an opportunity to acquire 156 acres of adjoining ranch land located just across Dunton Road, creating the potential for an expanded and highly desirable foothill ranch holding.

With its scenic setting, reliable water resources, and prime grazing land, this property represents an exceptional opportunity for ranching, recreation, or future residential use in one of the region's most sought-after locations.





## 601 ACRE DUNTON RD RANCH



## STANISLAUS COUNTY

### The perfect setting for productive livestock land



**Stanislaus County** spans 1,515 square miles and is filled with thriving businesses built on over 100 years of agricultural abundance. This fertile county is nestled east of San Francisco and south of Sacramento, providing day trip access to charming small towns or bustling larger cities, multiple lakes, beaches, and Yosemite National Park.



Agriculturally, Stanislaus county is one of the most agriculturally productive counties in the nation. Almonds, milk, chickens, cattle, and fruit round out its top-5 list of agricultural commodities.

This productive county is nestled east of the San Francisco Bay Area and south of Sacramento, with access to multiple strong irrigation water sources: Oakdale Irrigation District, Modesto Irrigation District, Turlock Irrigation District, and approximately 10 other suppliers.



With a booming, farm-driven economy, great location, and water accessibility, Stanislaus County provides the perfect setting for thriving agriculture properties.





**EQUIPMENT:**

Equipment is not included in the sale of the property

**TAXES AND ASSESSMENTS:**

In the Williamson Act

**PRELIMINARY TITLE REPORT:**

Available

**MINERAL RIGHTS:**

To be conveyed with fee title

**ZONING:**

A240



**SALE TERMS:**

All cash at close of escrow.

Dunton Rd Ranch 601.01 Acres available for \$2,000,000.

**TERMS:**

Offers to be submitted to Listing Broker with Proof of Funds or Qualifying Letter from lender attached.

**SHOWN BY APPOINTMENT ONLY.**



**MARCUS HANEY**

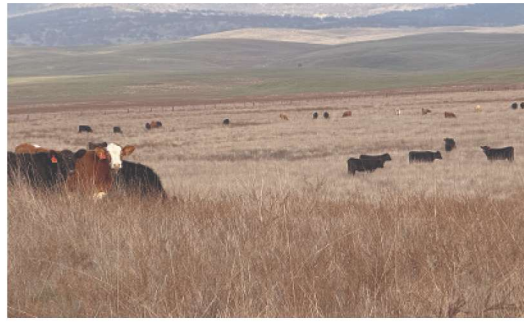
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.







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