

# McCracken Ranch Road 199± acres

WESTLEY, CA



**KARIE LEWIS REALTOR® | DRE#01975468 |**  
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# McCracken Road Ranch - Westley, CA



## PROPERTY DETAILS



### Description

198.61 assessed acres, consisting of 107± acres planted in Patterson Apricots and 90± acres of bare land. This multi-generational legacy ranch has been thoughtfully maintained and farmed with care over the years, representing a rare opportunity to own a piece of Central Valley agricultural heritage.



### Location

Stanislaus County: Westley Ca, East of I-5 - East of McCracken Rd - North of Howard Rd



### Legal

Stanislaus County APN: 016-037-005 27.21 Acres-- APN: 016-037-007 137.70 Acres--APN: 016-037-008 33.70 Acres



### Zonning

A-2 General Agriculture



### Plantings

107± acres Patterson Apricots, 25±years old.  
Pacific Coast Producers (PCP) contract establishing apricot base tonnage of 1,385 tons (May be transferable buyer to investigate). Apricots irrigated using pull water system.  
90± Acres of bare Land



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### ★ Water

All parcels are located within the Del Puerto Water District

Agricultural well 75 HP pump

- Currently pumping 800± GPM (designed for 1,000 GPM)

- Well depth: 600 feet, with bowls currently set at 340 feet

Six tank sand filter

### ★ SOILS

Vernailis-Zacharias Complex, Zacharias Clay Loan, Zacharias Gravelly Clay Loam, Cortina Gravelly Sandy Loam

### ★ Additional Available Parcels

A separate 10-acre parcel; includes a shop, huller, and mobile home, is available for purchase independent of this ranch. (Note: This parcel is not currently active on the market.)

The Howard Road Ranch is also available—[www.HowardRoadRanch.com](http://www.HowardRoadRanch.com)

### ★ Pricing

Priced at 27,000/acre (\$5,362,470), Sellers may elect to participate in 1031 Exchange

No owner financing

### ★ Ground Water Disclosure

The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit groundwater pumping. For more information, please visit the SGMA website at [www.sgma.water.ca.gov/portal/](http://www.sgma.water.ca.gov/portal/)



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## PARCEL MAP

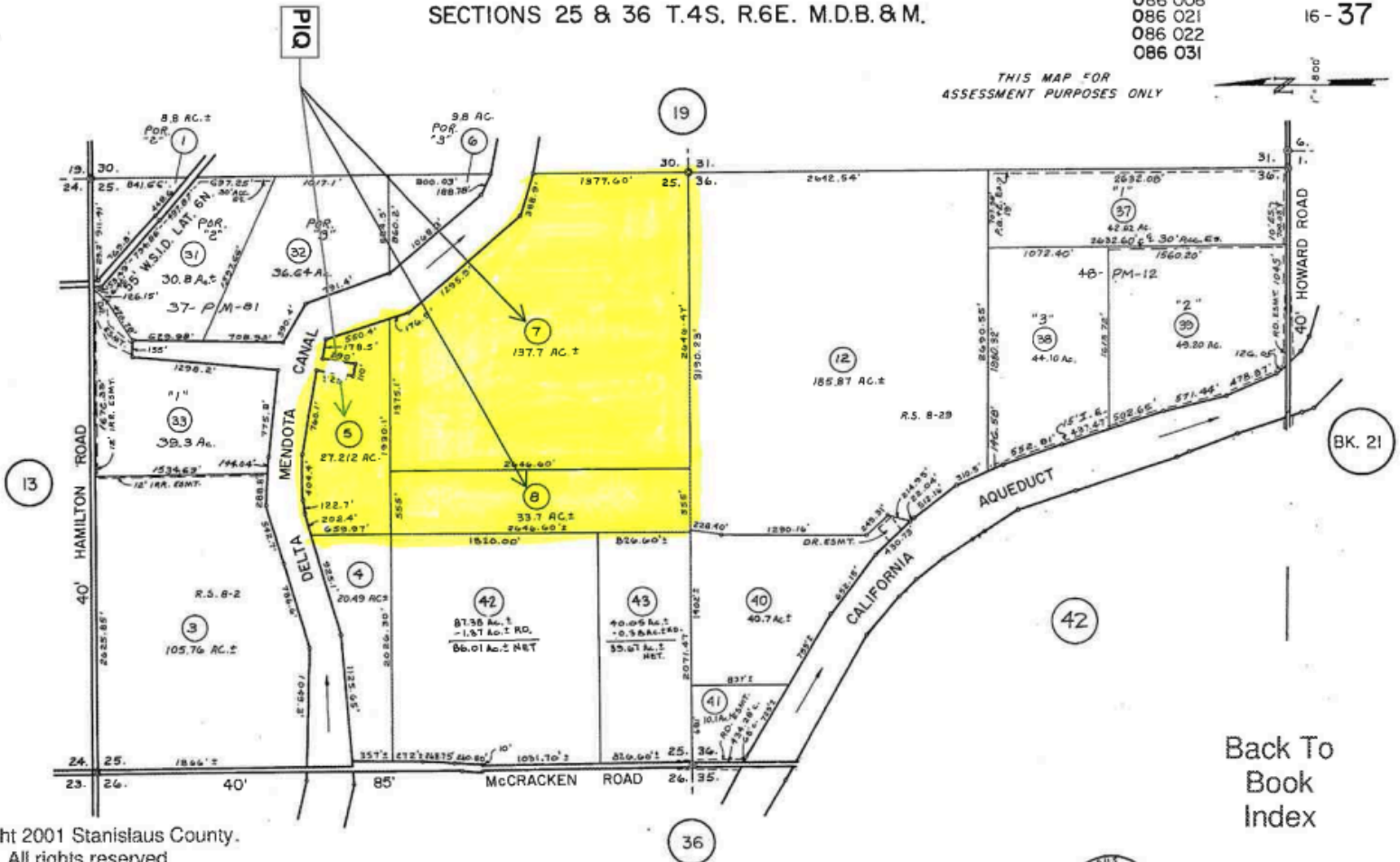


SECTIONS 25 & 36 T.4S. R.6E. M.D.B. & M.

086 008  
086 021  
086 022  
086 031

16 - 37

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



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FROM 14-07  
R.S. 7-38 COVERS TOTAL MAP  
6-23-82, UPDATED 6-21-91 AT 10-20-98, 12-8-99, 1-3-00, 2-1-05 MF

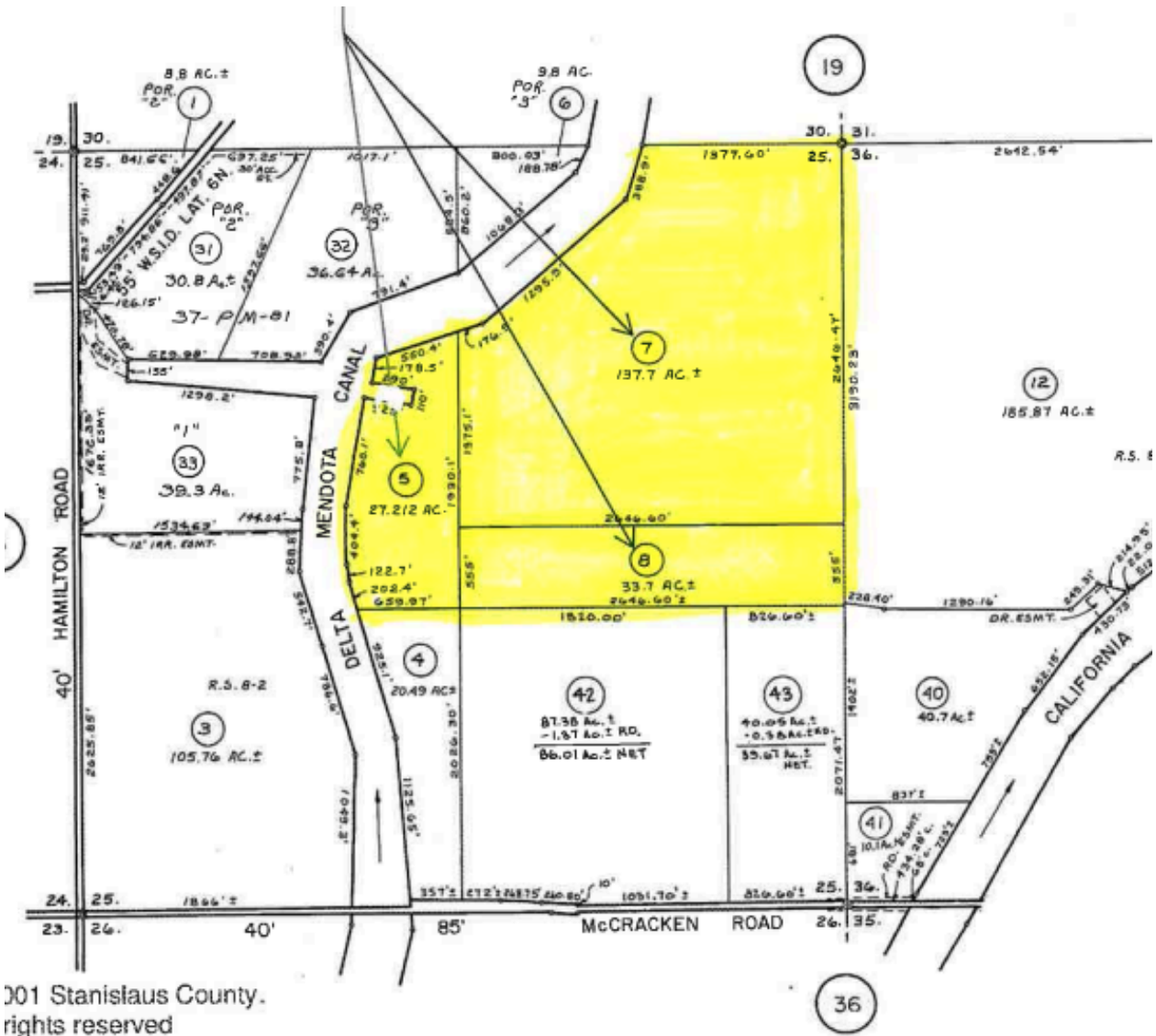


83,85,99,03,06 16-37

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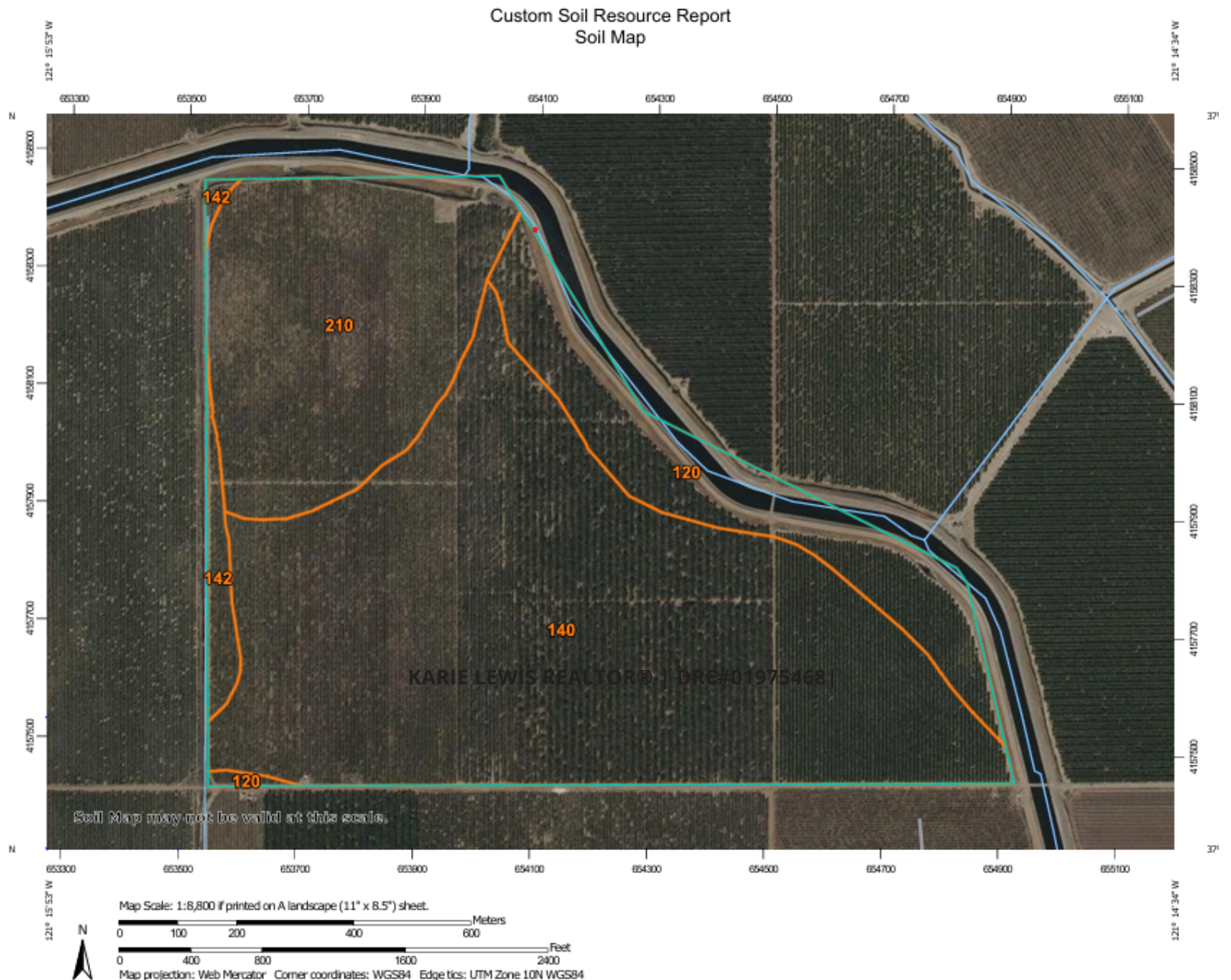
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## SOILS MAP



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SOILS MAP: <https://websoilsurvey.nrcs.usda.gov/>



## MAP LEGEND

<b>Area of Interest (AOI)</b>		Spoil Area
Area of Interest (AOI)		Stony Spot
<b>Soils</b>		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>
Blowout		Streams and Canals
Borrow Pit		<b>Transportation</b>
Clay Spot		Rails
Closed Depression		Interstate Highways
Gravel Pit		US Routes
Gravelly Spot		Major Roads
Landfill		Local Roads
Lava Flow		<b>Background</b>
Marsh or swamp		Aerial Photography
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Stanislaus County, California, Western Part  
Survey Area Data: Version 19, Sep 8, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 9, 2022—Mar 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
120	Vernalis-Zacharias complex, 0 to 2 percent slopes	34.0	13.6%
140	Zacharias clay loam, 0 to 2 percent slopes	153.0	61.1%
142	Zacharias gravelly clay loam, 0 to 2 percent slopes	5.4	2.2%
210	Cortina gravelly sandy loam, 0 to 5 percent slopes, rarely flooded	58.2	23.2%
Totals for Area of Interest		250.6	100.0%

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## PROPERTY PHOTOS

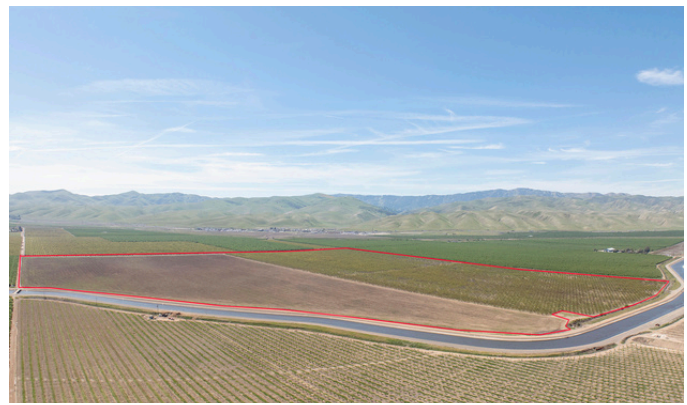


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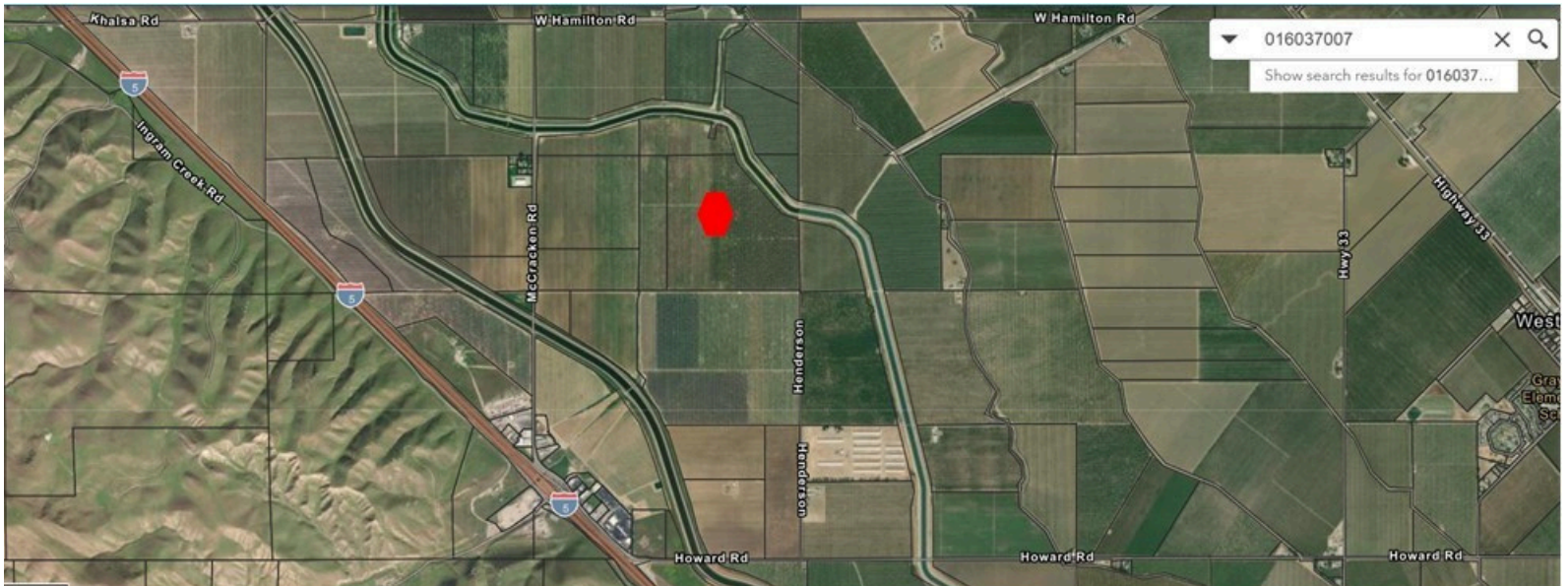
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## Location Map



## McCracken Road Ranch



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## Also Available: Howard Road Ranch



Karie Lewis



Call or Text

Geneva Brett



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(209)587-0573

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