



NATIVE GRASS RANCH - NORTH OF OAKDALE



156.60 +/- ACRES | OAKDALE, CA | RANCH LAND

DUNTON RD, OAKDALE, CA 95361

OFFERED AT: \$775,000 (\$4,949/ACRE)

MARCUS HANEY | 209.847.7475 | DRE 01917446 | MARCUS@PREMIERCAPROPERTIES.COM



156 ACRE DUNTON RD RANCH

PROPERTY OVERVIEW

This prime native grass cattle ranch is located just north of Oakdale in the desirable lower foothill region. The property offers expansive acreage with gently rolling terrain and multiple potential homesite locations, each featuring breathtaking, unobstructed views of the Sierra Nevada mountains.

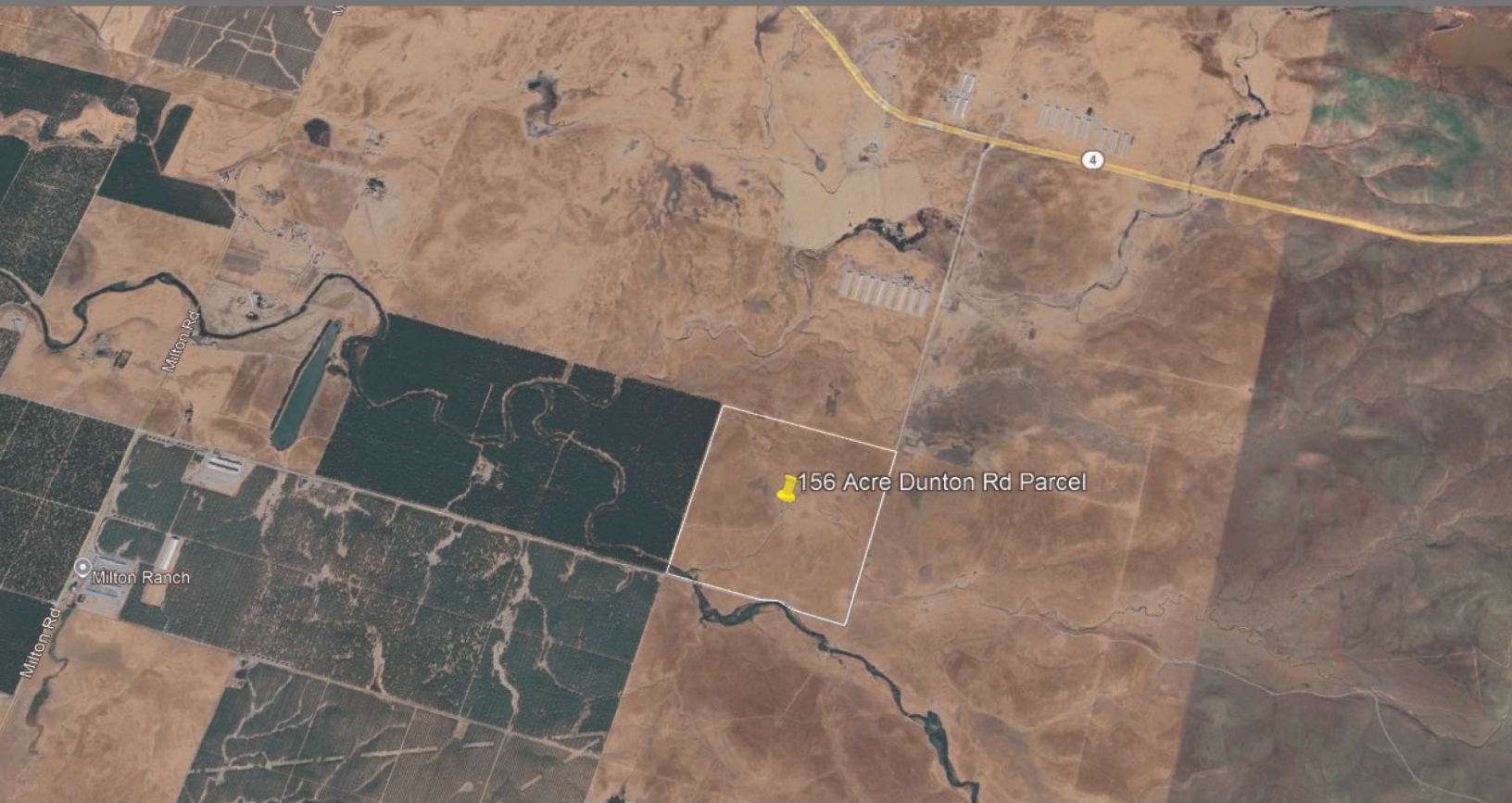
Set along a quiet, lightly traveled country road, the ranch provides exceptional privacy while remaining conveniently accessible to town amenities. The land is well suited for cattle grazing, recreational use, or future residential development, making it an excellent opportunity for both agricultural and investment purposes.

An additional 601 acres is available just across Dunton Road, providing a rare opportunity to significantly expand the ranch operation or assemble a larger contiguous land holding.

With its natural beauty, open space, and panoramic mountain scenery, this property presents a rare chance to own a premier foothill ranch in a highly sought-after location.



156 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 156 Acres available for \$775,000.

TERMS:

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

SHOWN BY APPOINTMENT ONLY.**MARCUS HANEY**

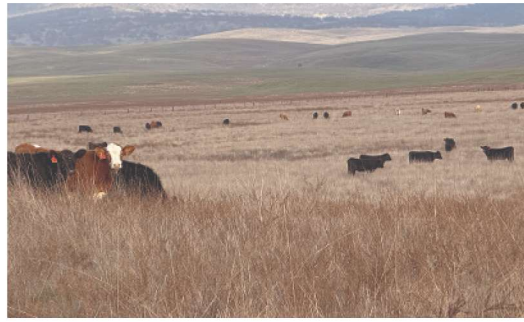
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.





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