

18.82 ACRES FARMGROUND

PATTERSON, STANISLAUS COUNTY, CA



PROPERTY PHOTO



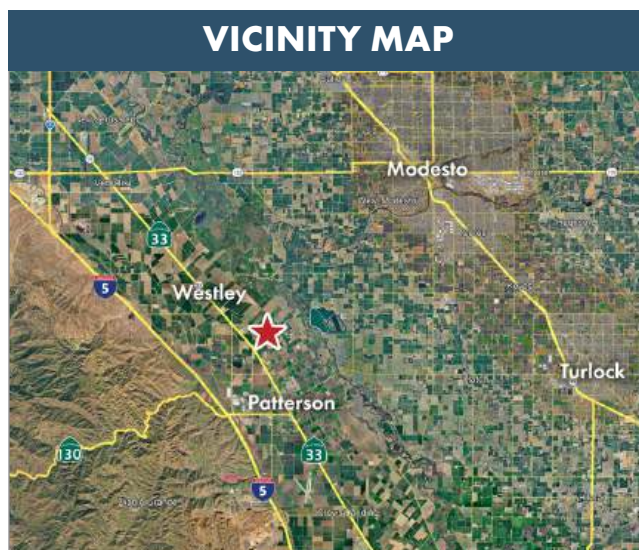
NEC LOQUAT AVE & SYCAMORE AVE, PATTERSON, CA

FEATURES

- 18.82 acres in Stanislaus County farmed to walnuts and almonds
- Planted to Non Pareil & Bennett Hickman almonds and Tulare walnuts
- In an area of many major agricultural operations, including Del Mar Packing, West Coast Turf, Just Tomatoes, and more
- Desirable soil with excellent drainage and optimal topography
- Surrounded by ranches, major agricultural operations, farms, and packing facilities

PRICE: \$978,640 (\$52,000/AC)

VICINITY MAP



5/28/25 JC



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** NEC Loquat Ave & Sycamore Ave, Patterson, CA
- **APNs (According to County Assessor's Information):** 047-004-037
- **Lot Size:** 18.82 acres
- **Zoning:** [Click here to view - A-2-20 \(General Agriculture\)](#)
- **General Plan:** Agriculture
- **Water District:** [Patterson Irrigation District](#)
- **Utilities:** Domestic Water: Private well required
Sewer: Private septic required
Electric: Available nearby
Gas: Propane
Pump: TBD
- **Tree Type:** Almonds: 50% Non Pareil & 50% Bennett Hickman - Planted May 2018. Rootstock: Bright's Hybrid 5.
Walnuts: Tulare; 20+ years old.
- **Agricultural Preserve:** Yes; Williamson Act contract status to be verified through title/County records
- **Soil Type:** Vernalis-Zacharias complex, 0 to 2 percent slopes

PRODUCTION (LBS / ACRE)

Year	Almonds	Walnuts
2020	316	6878
2021	849	6389
2022	1206	4098
2023	851	4707
2024	2688	3107

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