

Rooster's Ranch

Stanislaus County, California

\$750,000 | 38.74 Acres

17997 Del Puerto Canyon Rd
 Patterson, California

The 38+/- acreage near Frank Raines Regional Park offers not only stunning sunrise and mountain views but also a range of amenities tailored for comfortable living. The property has an insulated shop, covered RV parking. Close to Frank Raines OHV park. Currently under the Williamson Act.



PROPERTY HIGHLIGHTS

- Customized 2006 Manufactured Home, 1600 sf
- 30' X 60', Quonset Hut Insulated Shop
- RV space with cover and solar
- Close to Frank Raines Regional Park
- Off road vehicles dream location
- 45 minutes to Patterson, Just over an hour to Livermore and access to Mountain Hamilton
- Enclosed Swim Spa
- Property is currently in a Williamson Act contract



JULIE BAIRD

Real Estate Agent
 BRE# 02151729

Office: (707) 455-4444

Cell: (650) 218-7001

julie@caoutdoorproperties.com