

Rooster's Ranch
17997 Del Puerto Canyon Rd
Patterson, CA 95363

\$750,000
38.740± Acres
Stanislaus County



Rooster's Ranch
Patterson, CA / Stanislaus County

SUMMARY

Address

17997 Del Puerto Canyon Rd

City, State Zip

Patterson, CA 95363

County

Stanislaus County

Type

Recreational Land, Single Family

Latitude / Longitude

37.41357 / -121.405019

Dwelling Square Feet

1600

Bedrooms / Bathrooms

2 / 2

Acreage

38.740

Price

\$750,000

Property Website

<https://www.landleader.com/property/rooster-s-ranch-stanislaus-california/55948>



PROPERTY DESCRIPTION

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 2006 manufactured home, customized for the owner, boasts practical features such as a large walk-in pantry, mudroom, and a kitchen with an island for convenience in meal preparation. The addition of a custom desk/hobby area off the living room highlights attention to detail and functionality. The versatility of the space is evident with one bedroom doubling as an office, complete with French doors and bunk beds for added utility. The main suite offers privacy with its own bath featuring a soaking tub and separate shower, ensuring relaxation after a long day. Outdoor living is enhanced with a large, covered deck area and an enclosed swim spa room, providing options for leisure and wellness activities. The lower portion of the property features a spacious 30'X60' insulated shop, offering ample storage or workspace for various projects. Additionally, an RV cover with solar hookups adds practicality for outdoor enthusiasts, although the RV itself is not included. Overall, this property seems to offer a blend of comfort, functionality, and natural beauty, making it an appealing retreat for anyone seeking a serene lifestyle close to nature.

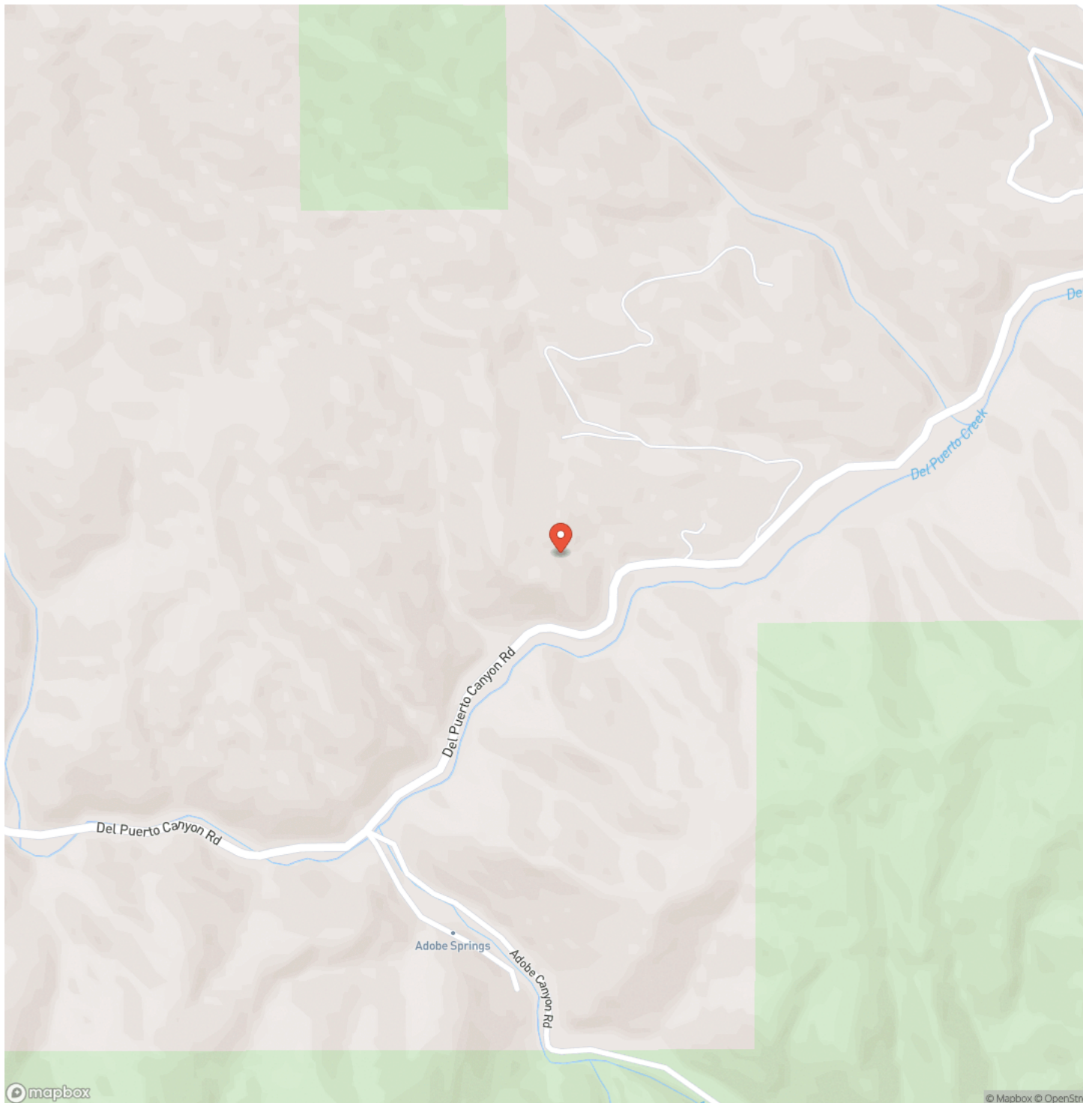
Property Highlights:

- 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

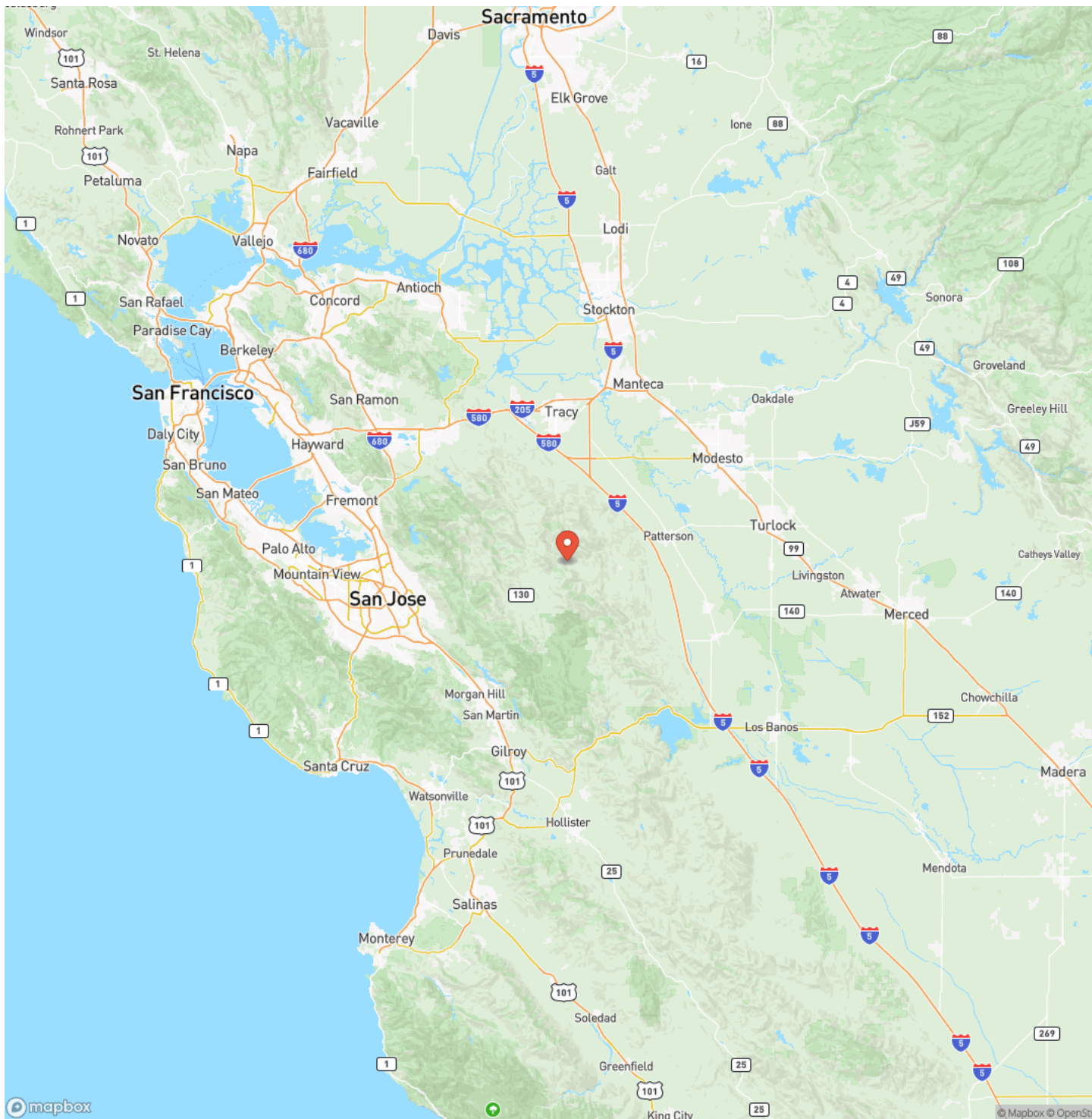
Rooster's Ranch
Patterson, CA / Stanislaus County



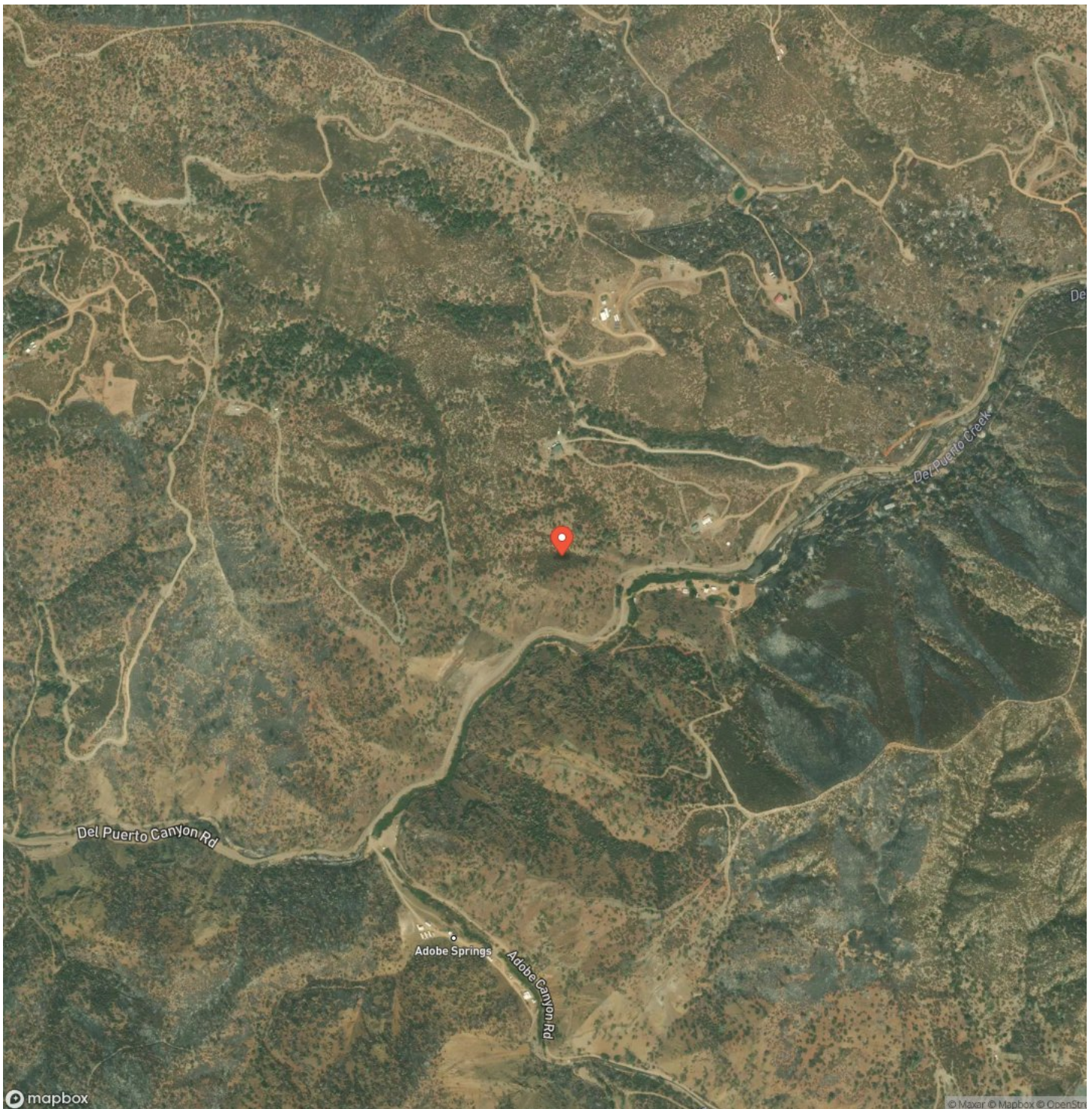
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Julie Baird

Mobile

(650) 218-7001

Email

julie@caoutdoorproperties.com

Address

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

[illegible]

californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

