



The Ranch Co.

Agricultural Real Estate Services Since 1965



Gatz Horse Ranch

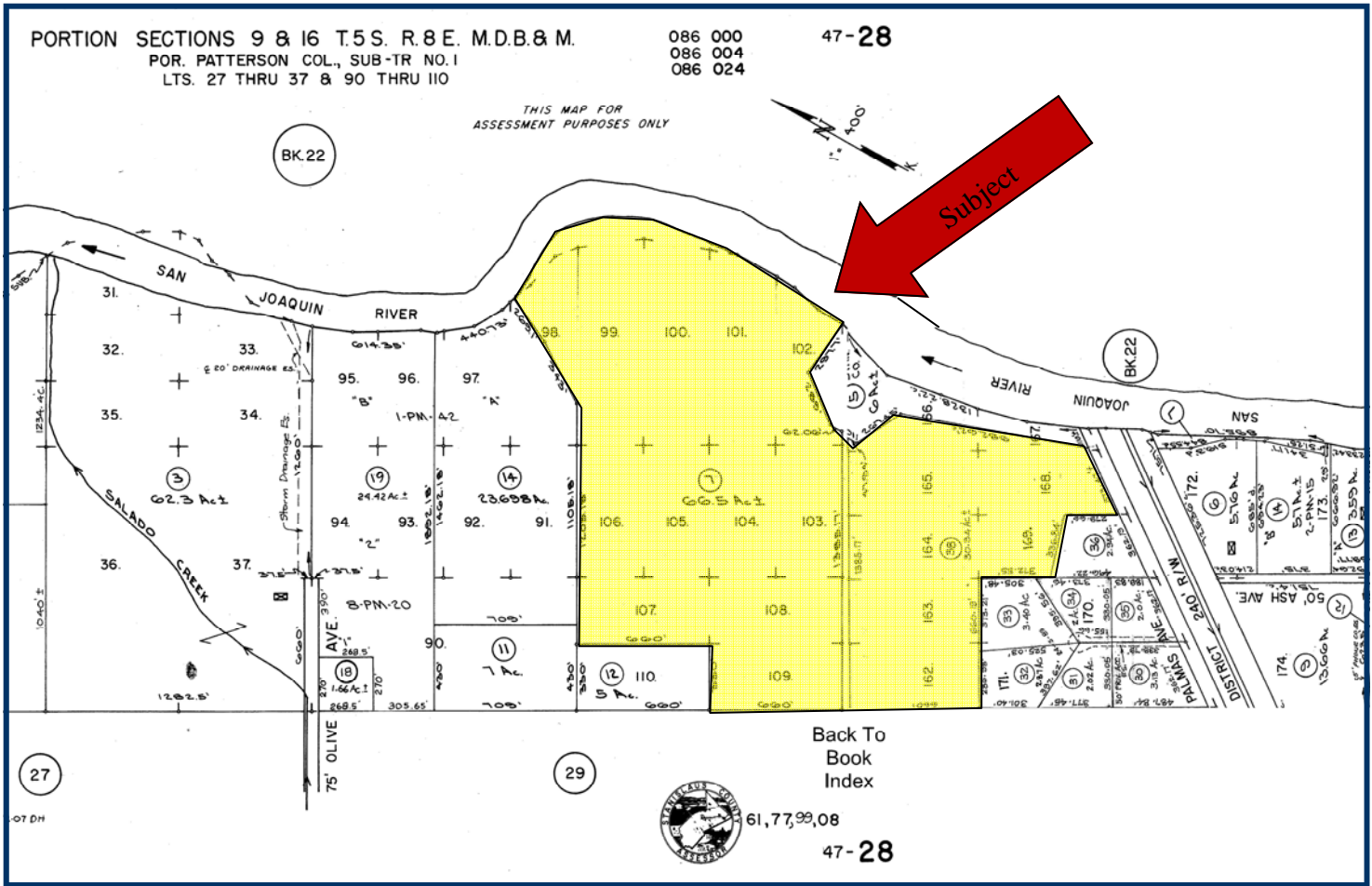
Acreage:	96.84 Acres - Located on the San Joaquin River
Location:	Patterson, CA (2985 E. Las Palmas Avenue)
APN:	047-037-038 & 047-028-007
Water:	Domestic well and storage tank
Plantings:	Non-irrigated river bottom pasture land
Improvements:	One 6,000 sq. ft. horse barn open on all sides with pipe fencing and galvanized iron roofing. Ten 24'x40' horse stalls. Dirt floors - concrete center slab- 12'. Horse barn - 12,780 sq. ft. of similar construction with twenty 24'x20' stables. Pens are dirt floors with concrete center slab - 12'. Main structure is a receiving barn, 10,265 sq. ft. which has 13 various sized pens under roof with load and squeeze chute area. Metal framed. Eighty-four 12'x15' exposed heavy pipe horse stalls, multi-use event area with bleacher seating and 1/4 mile (+/-) race track with starting gates.
Zoning:	A-2-20 - In Williamson Ag preserve. In flood zone A.
Current Use:	Horse boarding facility
Price:	\$675,000

The above information has been obtained from sources deemed reliable, but not guaranteed.

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8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Property Parcel Map



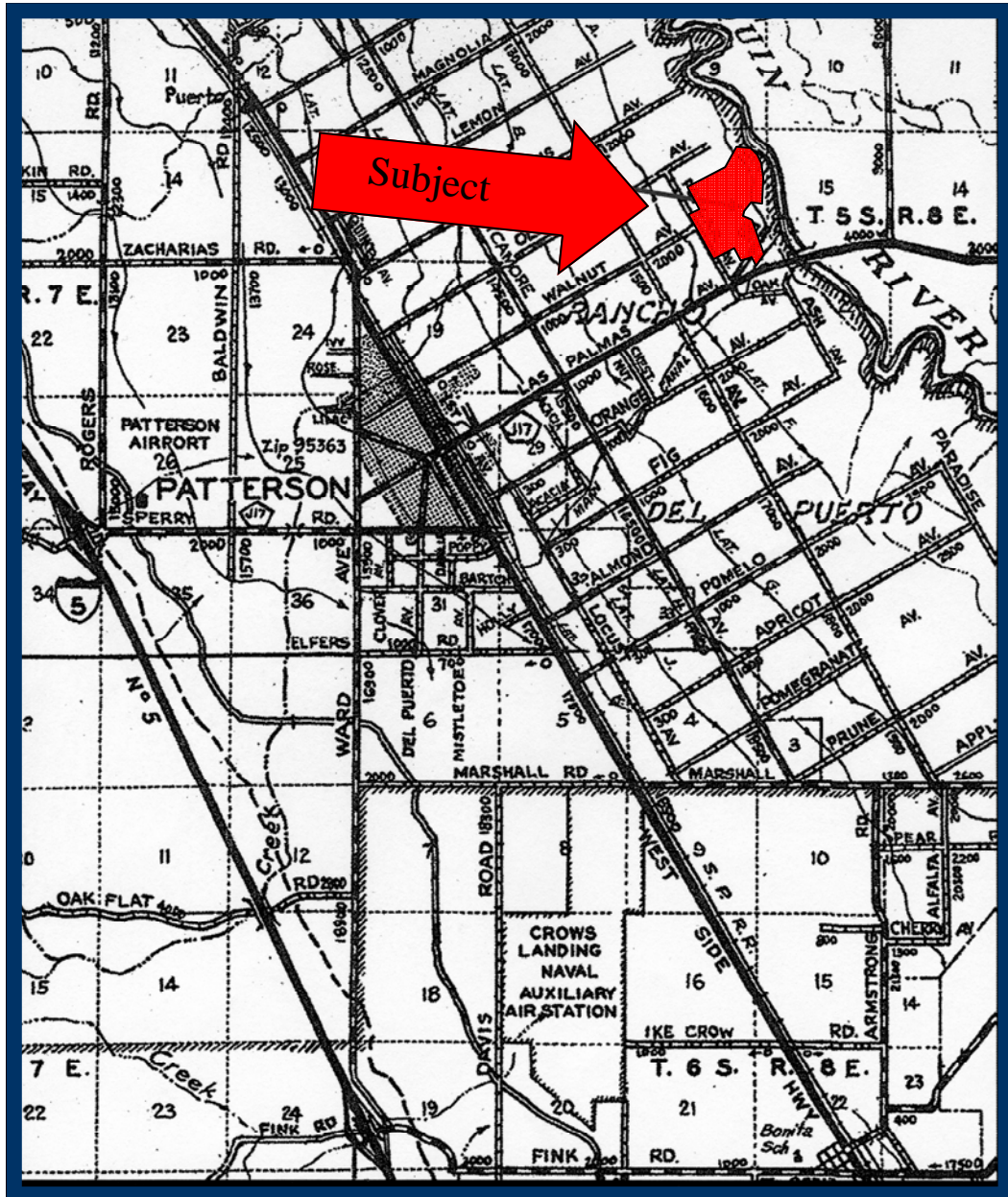
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Location of Property



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Aerial Photo of Property



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Photos of Property



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