

# The Cox Ranch

by Donlon Realty



The Cox Ranch is a 6,611 acre cattle ranch located in the Mount Diablo Coastal Mountain Range in Western Stanislaus County, California between the City of Patterson and the Diablo Grande Golf Course. The Salado Creek and its tributaries run through the ranch which provide seasonal water to cattle. The ranch's topography is rolling to steep ranging from 300 feet above sea level to 1,789 feet above sea level. In addition to the property's spectacular views, wildlife such as deer, pigs, coyotes, squirrels and foxes can be seen roaming the property.

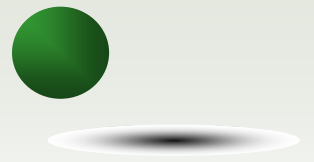
KEVIN H. DONLON  
Land Broker  
CA License 01378612

OFFICE ADDRESS  
310 N 2<sup>nd</sup> Street  
Patterson, CA 95363

PHONE (209) 892-8543  
FAX (209) 892-2871  
EMAIL [kevin@donlonrealty.com](mailto:kevin@donlonrealty.com)

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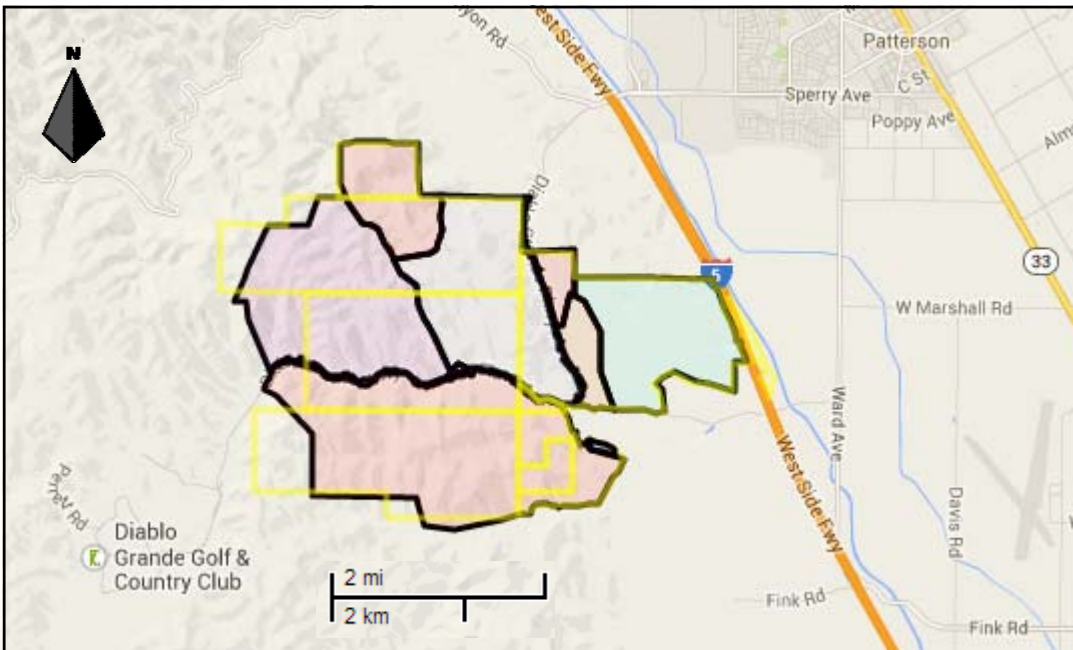
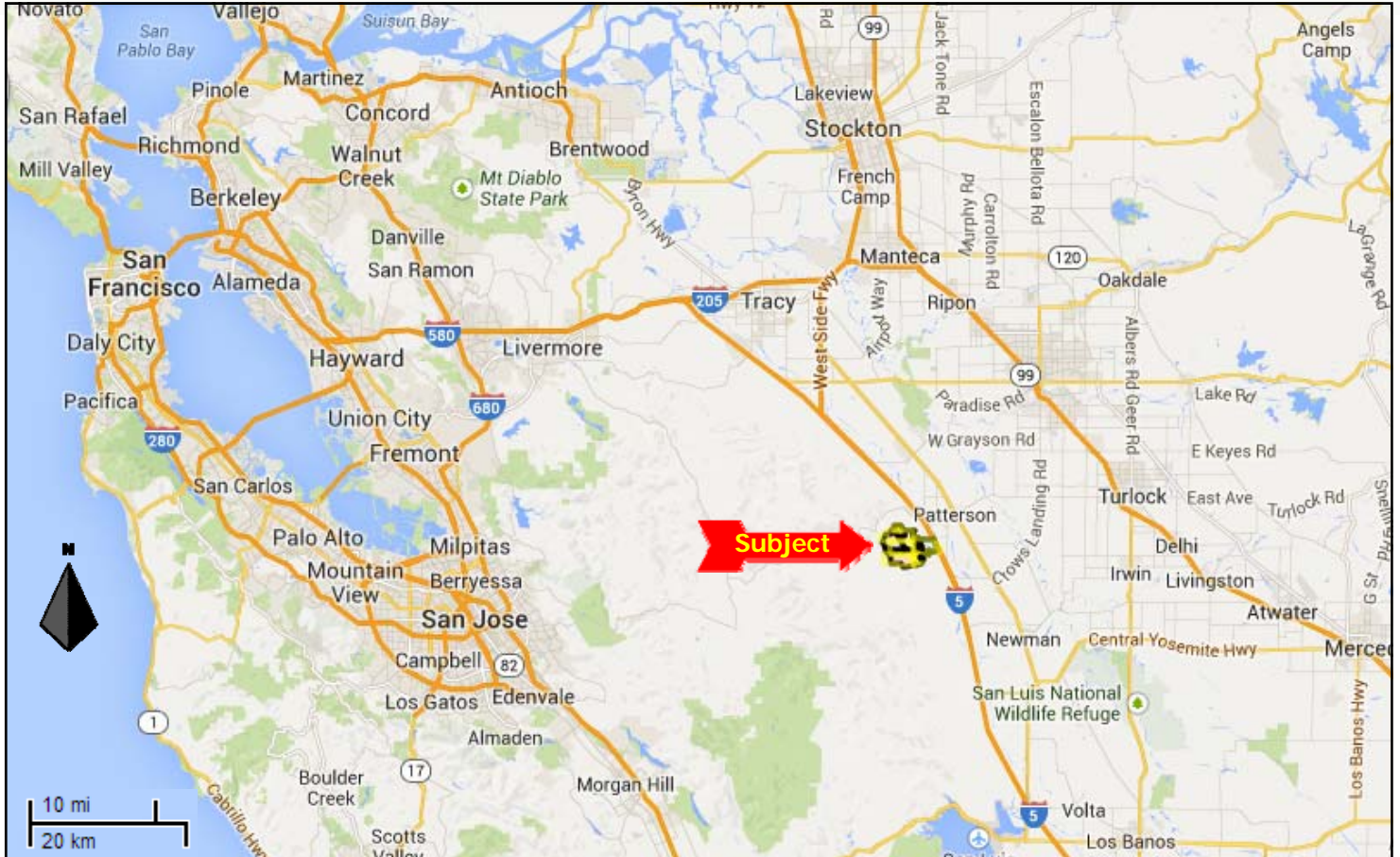
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# Property Location

The property is located in Western Stanislaus County, California in the Mount Diablo Coastal Range between the City of Patterson and the Diablo Grande Golf Course in Northern California.



The table below shows the distance from the property to a few local and regional cities in California.

City	Miles
Patterson	6
Modesto	25
Tracy	30
Sacramento	90
San Francisco	87
Los Angeles	301

# Parcels, Zoning, Property Taxes

## Assessor's Parcels

The property contains nine Stanislaus County Assessor's Parcels. The county uses these parcels numbers as a reference for property tax assessments. These parcel numbers are not meant to represent the number of separate legal parcels the property may contain. The assessor's parcels appear to be consistent with the legal description as it is described on the preliminary title report.

## Zoning

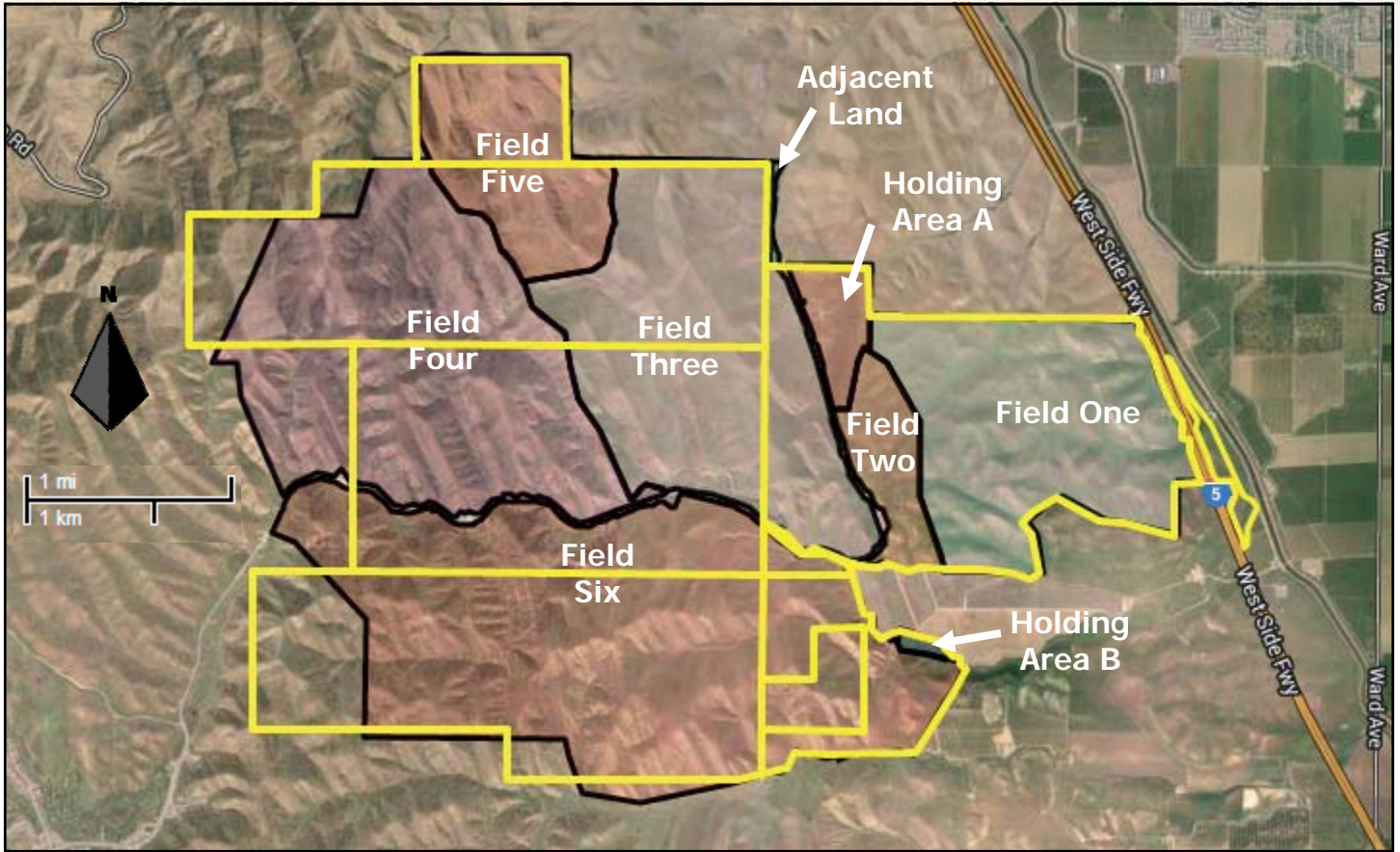
Stanislaus County has designated the zoning for the property as A-2-40 and A-2-160. The purpose for agricultural zoning designations is to support and enhance agriculture as the predominant use, particularly in unincorporated areas.

## Property Taxes

Below is a table displaying the parcel numbers, acreage, zoning and the property tax amounts owed for the 2013/2014 property tax year. The property has been entered into a land conservation contract commonly referred to as the Williamson Act.

No.	APN	Zoning	Acreage	Assessment 2013/2014
1	025-005-005	A-2-160	1710.69	\$2,345.04
2	025-005-007	A-2-160	1279.83	\$1,916.60
3	025-006-055	A-2-160	1493.33	\$4,589.88
4	025-006-054	A-2-40	34.73	\$149.30
5	025-011-002	A-2-160	1393.30	\$2,061.04
6	025-012-001	A-2-160	120.00	\$207.02
7	025-012-002	A-2-160	300.00	\$584.94
8	025-012-037	A-2-160	39.39	\$126.78
9	021-024-005	A-2-160	240.00	\$374.60
<b>Total</b>			<b>6,611.27</b>	<b>\$12,355.20</b>

# Field Map and Acreage



## Field Map

In the map above, the yellow lines represent assessor’s parcels. The black lines show the fences and the shaded areas are the different fields. The area labeled adjacent land is currently being used as a part of field 3, but it belongs to the neighboring land owner.

## Acreage

The discrepancy between the assessor’s parcel lines and the actual fence lines may be attributed to a non-recorded agreement between neighboring land owners. It is speculated that over 70 years ago, one of the original owners of the Cox Ranch and the owner of the Oak Flat Ranch (referred to today as Diablo Grande and neighboring land owner) agreed to swap land as a matter of convenience due to deteriorating fences. The assessor’s parcel lines appear to be consistent with the metes and bounds legal description in the preliminary title report. The assessed acreage is approximately 219 acres greater than the acreage encompassing the fenced area. Additionally, 34.73 acres is located on the east side of interstate 5 which is also a part of the Cox Ranch. It is not currently being utilized, and as such, not included in the chart.

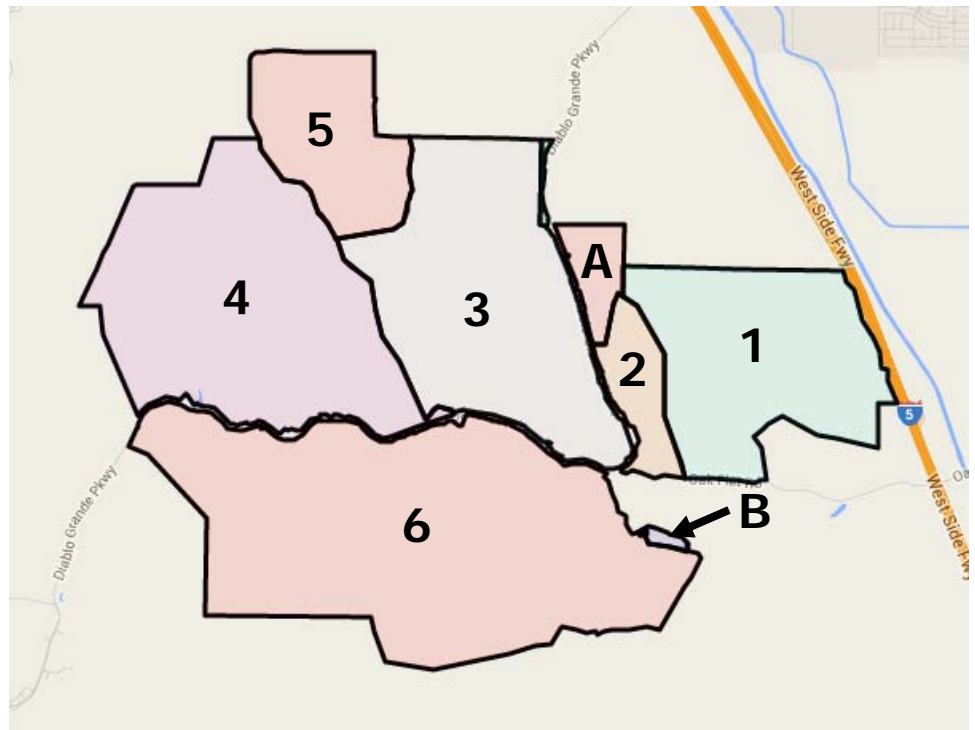
Field	Acres
1	894
2	189
3	1,193
4	1,410
5	477
6	2,103
Holding Area A	113
Holding Area B	13
Adjacent Land	8
<b>Total</b>	<b>6,400</b>

The acreages above were calculated using an online area calculator.

# Water

The source of drinking water for cattle differs throughout the ranch and is supplied to each field in a variety of ways. The Salado Creek, water wells and municipal water line all contribute to various troughs placed throughout the property. The Salado Creek as well as its tributaries provide seasonal water. Several stock dams located throughout the ranch contribute to the conservation of drinking water. Four water wells pump water into large tanks to be delivered to a nearby trough. A water truck services field 5 and along Diablo Grande Parkway five troughs are supplied water from a municipal water line that runs along the road on its way to the golf course. The grid below shows the source of water for each field.

Field	Water Source
1	Well, Water Trough Filled by Diablo Grande
2	Water Trough Filled by Diablo Grande
3	Salado Creek
4	Salado Creek, Stock Dam, Two Troughs Filled by Diablo Grande
5	Water Tank Filled by Tenant's Water Truck
6	Salado Creek, Stock Dam, Well, Trough Filled by Diablo Grande
Holding Area A	Well
Holding Area B	Salado Creek



# Additional Information

## Improvements

The property has a barn of approximately 3,750 square feet which is considered to be negligible in terms of value contribution. Other improvements include outbuildings, an all weather road from Diablo Grande Parkway to field 5, a cattle scale, a small solar system for two of the wells and several permanent water troughs.

## Lease

The property is leased to two different tenants. The term for each of these leases expires on September 30, 2014. Total annual rent for the 2014 season is \$74,910 which equates to approximately \$11.70 per acre per year. A transaction that closes prior to September 30, 2014 is subject to the lease.

## Soil

The soil composition can be generally described as heavy clay. It is fertile to the extent that it adequately harbors the production of natural grass to grazing cattle. For an extensive analysis of the ranch's soil contents, please inquire with our office.

## Access

Several gates provide access to the ranch along Diablo Grande Parkway and Oak Flat Road. One ranch road is an all weather road and the other roads are passable most times of the year. Depending upon rainfall, it is advisable to avoid traveling through some portions of the ranch.

## Mineral rights

All of the mineral interest owned by the seller conveys in the event of a transaction.

# Additional Information

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## Utilities

Electricity runs to and through certain portions of the property. Solar units are used on two of the submersible pumps in two of the wells and a generator supplies electricity to another.

## Usage

The property is used as a cattle ranch and for occasional recreational hunting.

## Title Report

A title report is available upon request.



# Terms

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**Price** - \$5,250,000 (\$794.10 per acre based on the assessed acreage)

**Cooperating Broker** - 2.5% of the sales price

**Contingency** - An acceptable offer is subject to an overbid process and court approval.

# Photographs



**In Field 5 Looking South**



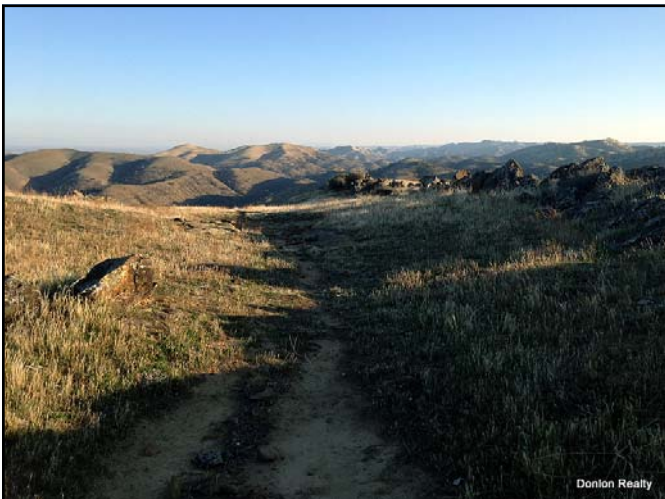
**In Field 3 Looking South**



**In Field 4 Looking Southwest**



**California Poppies**



**In Field 4 Looking South**



**Field 4 Looking Northwest**

# More Photos



**Field 5 Looking North at Dusk**



**Field 3 Looking East**



**Field 4 Looking South**



**Field 5 at the Northwest Corner Facing South**



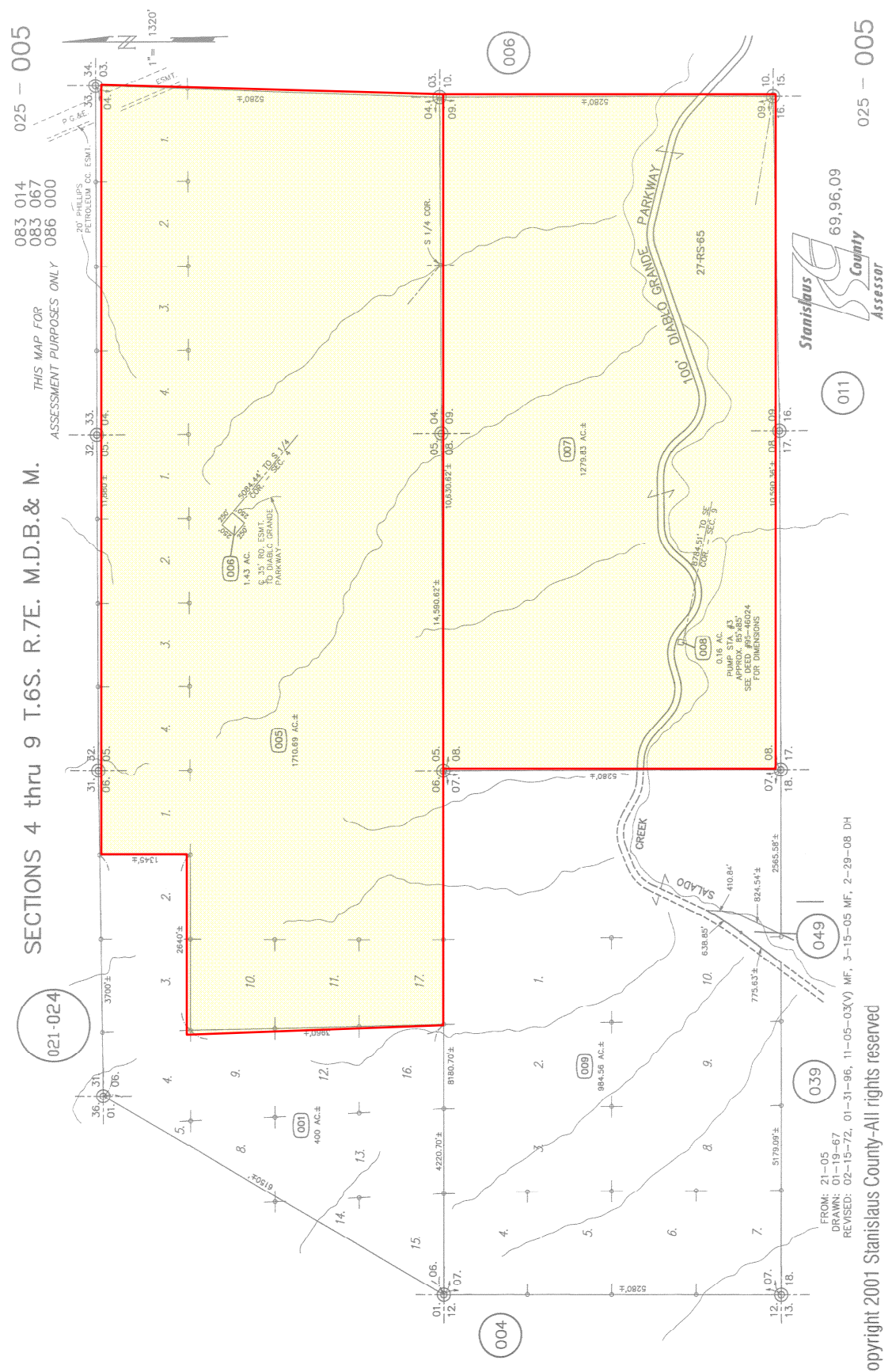
**Field 5 Looking East**



**Sunset From Diablo Grande Parkway**



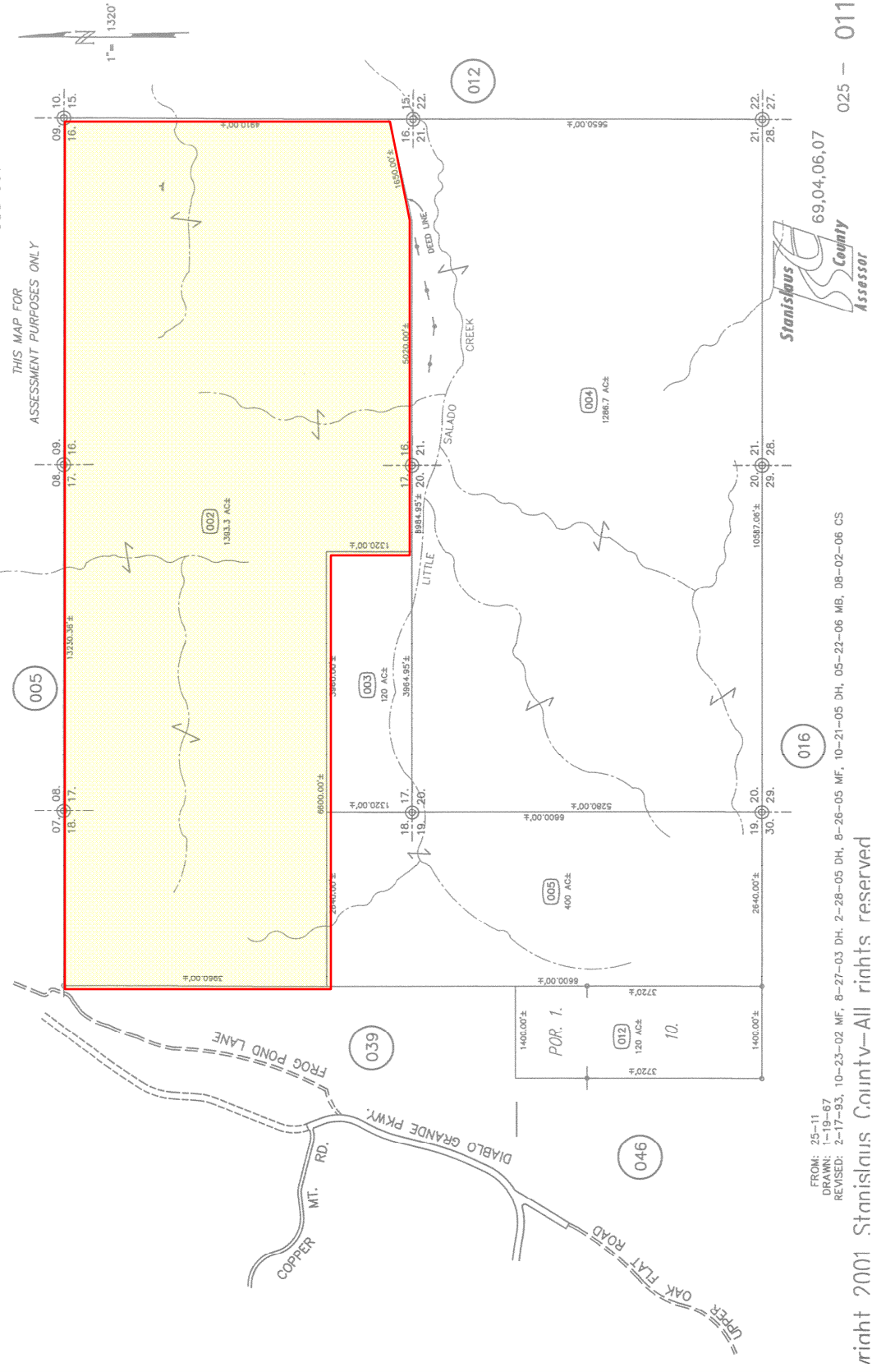
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# APN 025-011-002

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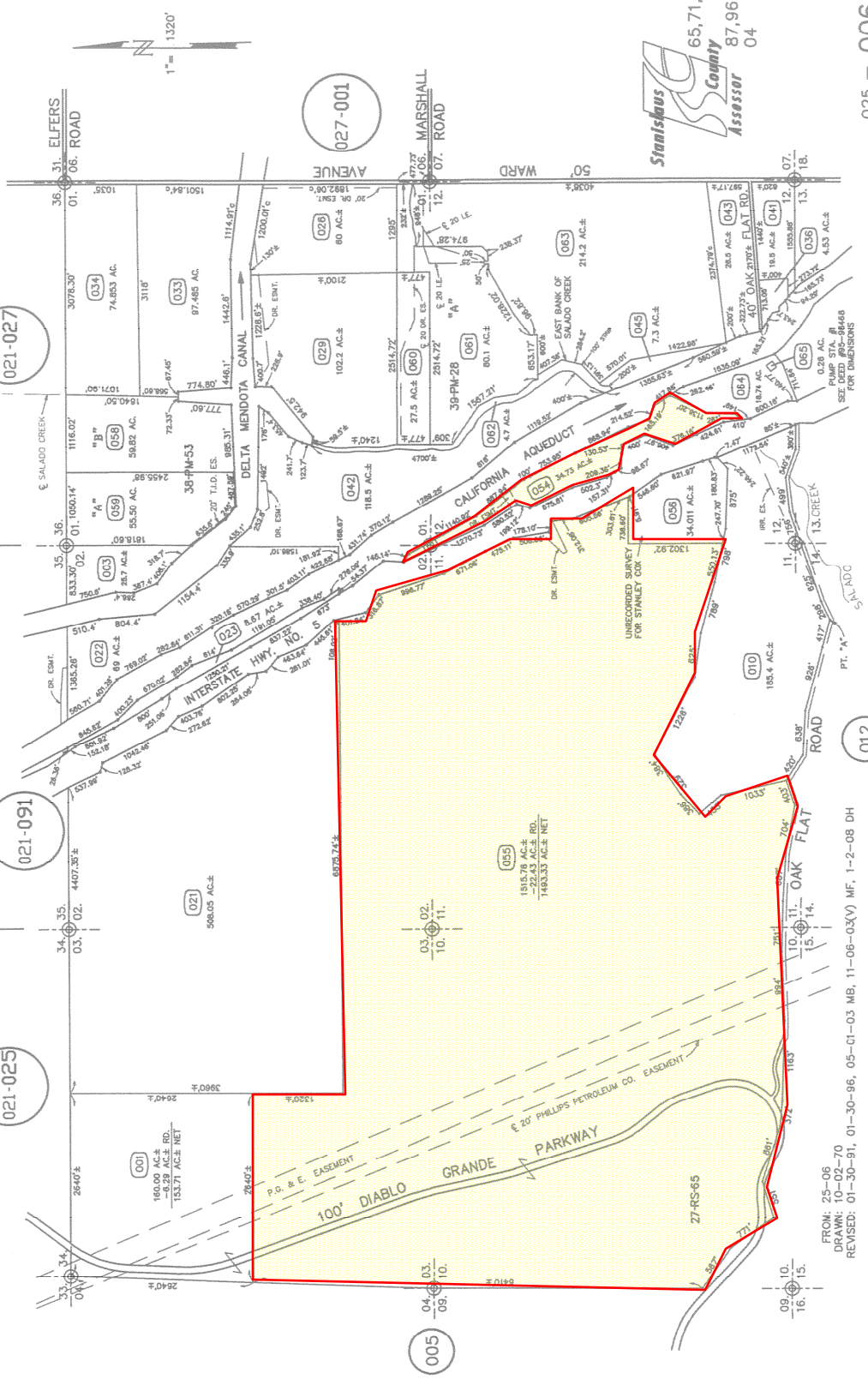
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SECTIONS 1-3, 10-12 T.6S. R.7E. M.D.B. & M.

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

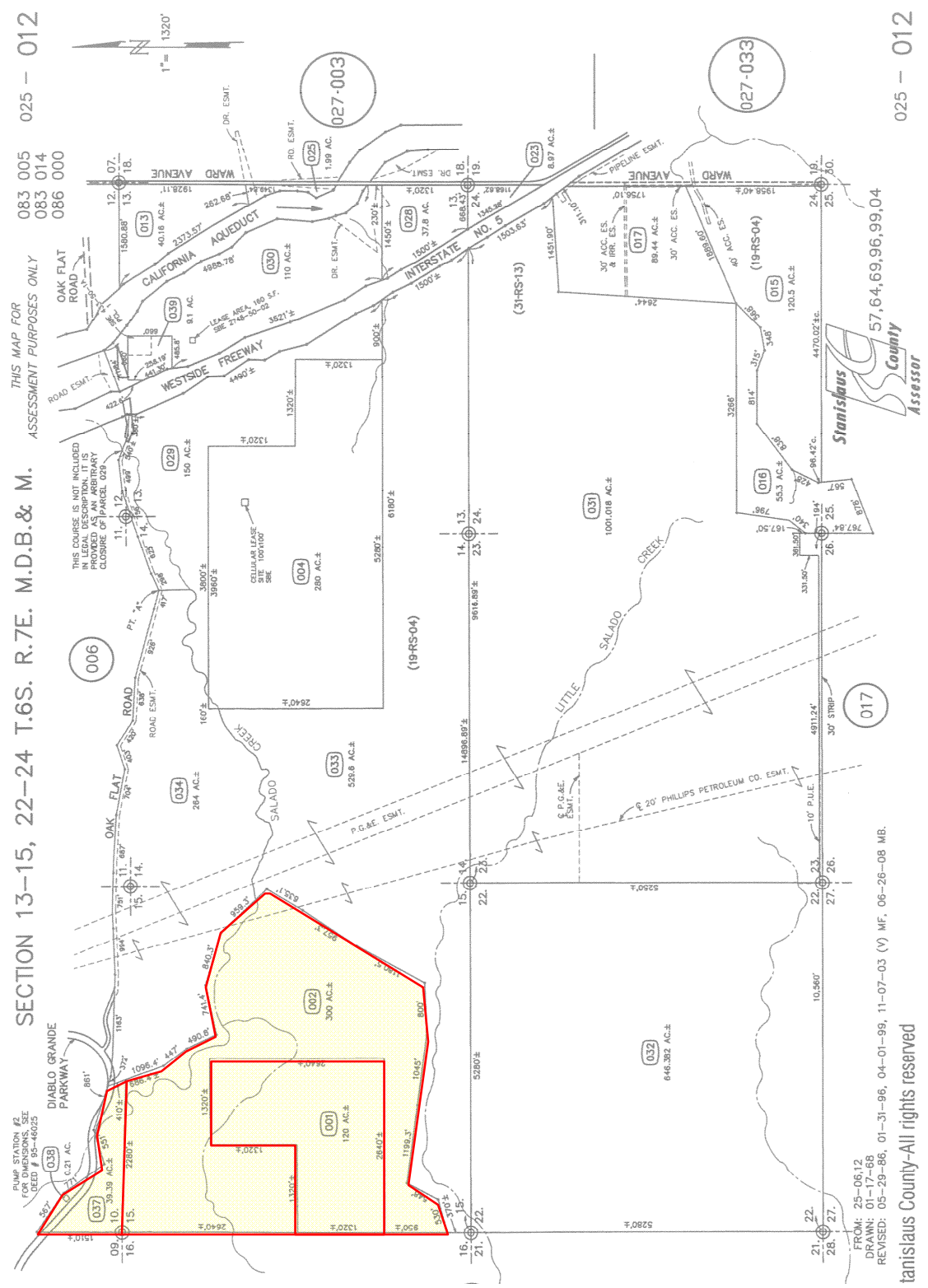


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APN 025-012-001, 002, 037



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 083 014  
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SECTION 13-15, 22-24 T.6S. R.7E. M.D.B. & M.

THIS MAP FOR ASSESSMENT PURPOSES ONLY

THIS COURSE IS NOT INCLUDED IN LEGAL DESCRIPTION, IT IS PROVIDED AS AN ARBITRARY CLOSURE OF PARCEL 039

006

027-003

027-033

FROM: 25-0612  
 DRAWN: 01-17-68  
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Stanislaus County Assessor

025 - 012



# APN Composite

