

# Rockin CB Ranch

163.00 Acres

San Joaquin County, CA

\$4,000,000



HAYDEN  OUTDOORS



# Rockin CB Ranch

TOTAL ACRES:

163.00

PRICE:

\$4,000,000

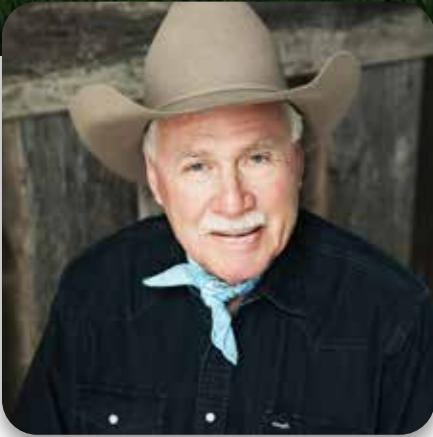
COUNTY:

San Joaquin County

CLOSEST TOWN:

Escalon, CA

*Presented by*



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### Overview

The Rockin CB Ranch property in Escalon, California, is a prime multipurpose agricultural property located in San Joaquin County. This versatile 163-acre ranch is comprised primarily of irrigated pasture and row crops with good water supply. A bonus one-of-a-kind comprehensive cattle and horse arena facility with spectator stands, numerous complimentary buildings and rich fertile farm ground make this ag/ranch a property not to be missed.

### Land

This level property includes approx. 160-acres of irrigated ag land with good water sources.





## Activities & Amenities

Canal  
Cattle/Ranch  
Deep Water Access  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hunting - Upland Birds  
Irrigation  
Outbuilding/Barn/Shed/Shop  
Pond  
Water Access  
State Hunting Unit: See CA Fish & Wildlife

## Land Details

Address: Escalon-Bellota Rd. near Dodds Rd.,  
Escalon, California 95320, USA  
Closest Town: Escalon  
Total Acres: 163.00  
Zoning: AG-40  
Elevation: 105-110'  
Topography: Flat  
Vegetation: Row crops and pasture  
Tillable/Crop/Orchard Acres: 80  
Pasture Acres: 80 | Irrigated Acres: 160  
Estimated Taxes: \$21,380.28 - 2020  
Source of lot size: Owner

## Building Details

Parking Types: Driveway  
Total # of Spaces: 50  
Outbuildings: 8  
**Types of Outbuildings:**  
664-sq. ft. Kitchen and Restroom Building  
12,000-sq. ft. Arena Facility  
485-sq. ft. Two Story Restroom/Shower/Chapel  
within Arena  
2,250-sq. ft. 7-Stall Horse Barn  
2,880-sq. ft. Equipment Building  
490-sq. ft. Poultry/Storage Building  
3,000-sq. ft. Covered/Enclosed Round Pen  
300-sq. ft. Horse/Livestock Pen  
Other Improvements: 18,000-sq. ft. Landscaped  
Recreation/Entertainment Facility  
Fence Type: Various Ranch Fencing





### **Improvements**

The ranch features a large livestock and equestrian multi-purpose facility that includes: 12,000-sq. ft. arena and spectator stands with an integrated 485-sq. ft. two-story enclosed restroom/shower/chapel building, several corrals and chutes, 3,000-sq. ft. enclosed covered round pen training building with attached 225-sq. ft. accessory building, 490-sq. ft. multi-purpose poultry/storage building, gathering/sorting pen and loading chute, 2,250-sq. ft. 7-stall horse barn, 2,880-sq. ft. covered storage building, expansive equipment and farm/ranch implement storage area, a 664-sq. ft. full kitchen and restroom building with stainless steel sinks, refrigeration and counters, a high capacity meat smoker and 240-sq. ft. covered grilling area, all within a large landscaped entertainment and gathering area with parking, and much more. Building area figures are approximate.

### **Recreation**

The ranch provides excellent upland bird hunting.

### **Agriculture**

Majority of the property includes level, fertile and irrigated agricultural land currently used for row crops, cattle and horse grazing. The land is also well suited for other ag uses with residential development opportunity as well. Property includes multiple water sources, including a 60-hp deep well and excess water from water district. Property has a cattle manure easement for the adjacent property owner.

### **Region & Climate**

Located in southeastern San Joaquin County, the Rockin CB Ranch benefits from an optimal location with quick and easy access to nearby towns, cities and neighboring communities. The excellent weather and climate are typical for the region and is optimal for farming/ranching operations and year around living.

*Property boundary, map and acreage to be verified and subject to a parcel split.*





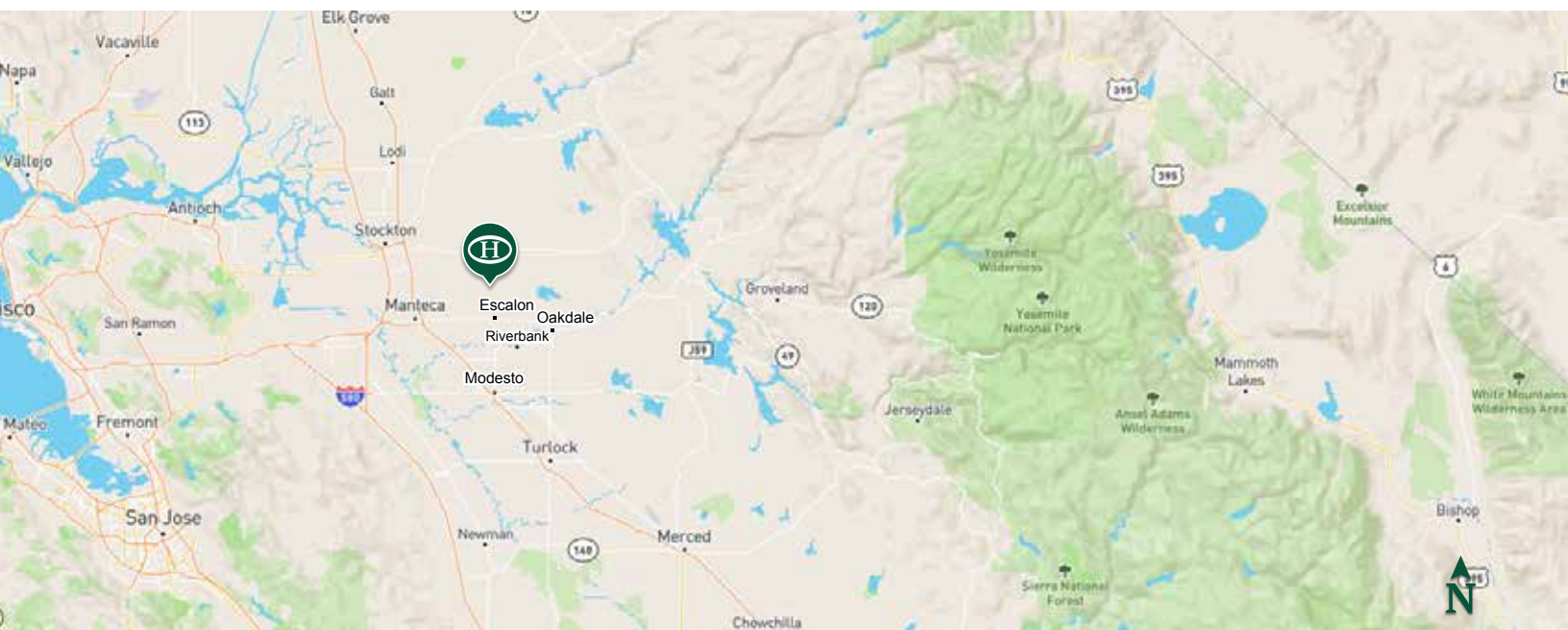




#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary  Panoramic View







## History

San Joaquin County and nearby Stanislaus County have a rich history in high production agriculture and ranching. The Rockin CB Ranch has a unique history as one of the first privately owned bull fighting arenas in California. The ranch, also known as Campo Bravo, was developed by Frank Vaz Borba, a pioneer fighting bull breeder and father of the current property owner. Mr. Borba was a key figure in getting a bill passed for bloodless bullfighting in California. The Borba family has continued the farming and ranching operation on this special property.

## Location

The property is approx. 5-miles north of Escalon on Escalon-Bellota Rd., 5-miles south of Farmington, 17-miles east of Manteca, and 13-miles northwest of Oakdale. The Sacramento International Airport is approx. 73-miles away.







# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### **Hayden Outdoors, LLC**

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