

Morrison Island "Ski Beach", San Joaquin Delta Offering

W Rindge Rd, Stockton

West Rindge Road, Stockton, CA 95219, USA

35.6 Acres

\$550,000.00



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Legend

A Text Label

 Boundary

Description

Morrison Island – Private 35.6 Acre Delta Island with Home, Shop & Deep-Water Access Offered at: \$550,000 A rare opportunity to own one of the Sacramento–San Joaquin Delta’s true private islands — complete with an existing residence, shop, open meadows, shoreline, and direct boat access. Morrison Island offers 35.6 acres of natural beauty, privacy, and recreational freedom just minutes from Stockton’s marinas and amenities. This historic island has served as a private retreat, grazing land, and recreation site for generations. With AG zoning, the property supports a wide range of uses including camping, boating, fishing, hunting, off-grid living, agriculture, and potential conservation/mitigation value. The island includes an existing home (rustic, functional, ideal for renovation or off-grid retreat); Shop/outbuilding for equipment, storage, or conversion; Multiple shoreline access points; Expansive open land suitable for recreation, grazing, or habitat projects; and unmatched privacy — boat-only access ensures a true island experience The offering price of \$550,000 includes APNs 071-110-06, 071-110-07, and 071-110-08, comprising approximately 35.6± acres together with the residence, shop, shoreline frontage, and recreational improvements. APN 071-110-05, consisting of approximately 0.32± acres, is available for purchase separately. No specific asking price has been established for APN 071-110-05. Prospective purchasers are encouraged to submit offers, and the Seller will consider all reasonable proposals. A purchaser of Morrison Island shall have the first opportunity to negotiate the acquisition of APN 071-110-05; however, Seller reserves the right to accept, reject, or negotiate any offer submitted for such parcel. Whether you envision a private family getaway, a sportsman’s retreat, a Delta recreation base, or a long-term land investment, Morrison Island offers a unique blend of acreage, improvements, and location rarely available in California.

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