



37 1/2 W. 10th St.
 Tracy, CA 95376
 (209) 835-2002
 Fax (209) 835-2008
 garyreeve@sbcglobal.net

FOR SALE
100.79 Acres Young Walnuts

Location: 12100, 18006, 18252, 18374 Platti Rd., Tracy, CA

Assessor's Parcels:

212-100-130	20.00 acres
212-100-420	16.21 acres
212-100-430	16.20 acres
212-100-440	<u>48.38 acres</u>

Total Acres Assessed: 100.79 acres

Irrigation: Naglee – Burk Irrigation District is an historically abundant source of reasonably priced irrigation water.

Irrigation System: Pressurized system.

Drainage: On site underground tile drain, Naglee - Burk drain ditch.

Trees: Chandler variety on hybrid root stalk.

Age: Planted in 2018.

Soils: Grangeville Fine Sandy Loam
 Merritt Silty Clay Loam
 See attached Soils Report,

Mineral Rights: Are believed to be intact

Hazard Zones: Located within a 1:100 Year Flood Zone

Leases: Property is currently under a management arrangement with no binding leases or agreements.

A neighboring 7+/- acres is currently leased to the owner of this property being sold. This is a long term lease arrangement and the Tenant position is included in this sale with a lease assignment.

Parcels: There is believed to be four separate legal parcels, to be confirmed by Buyer.

Management: Title drainage has been recently installed and 10-11% of the trees are planned to be replanted in 2024.

Zoning: AG-40

Notes: This property benefits by being in close proximity to the fast growing City of Tracy. There are four parcels and four building sites with plenty of paved road frontage on the quiet Platti Rd. These are young trees of the desired Chandler variety, just starting to come into production. Abundant irrigation water.

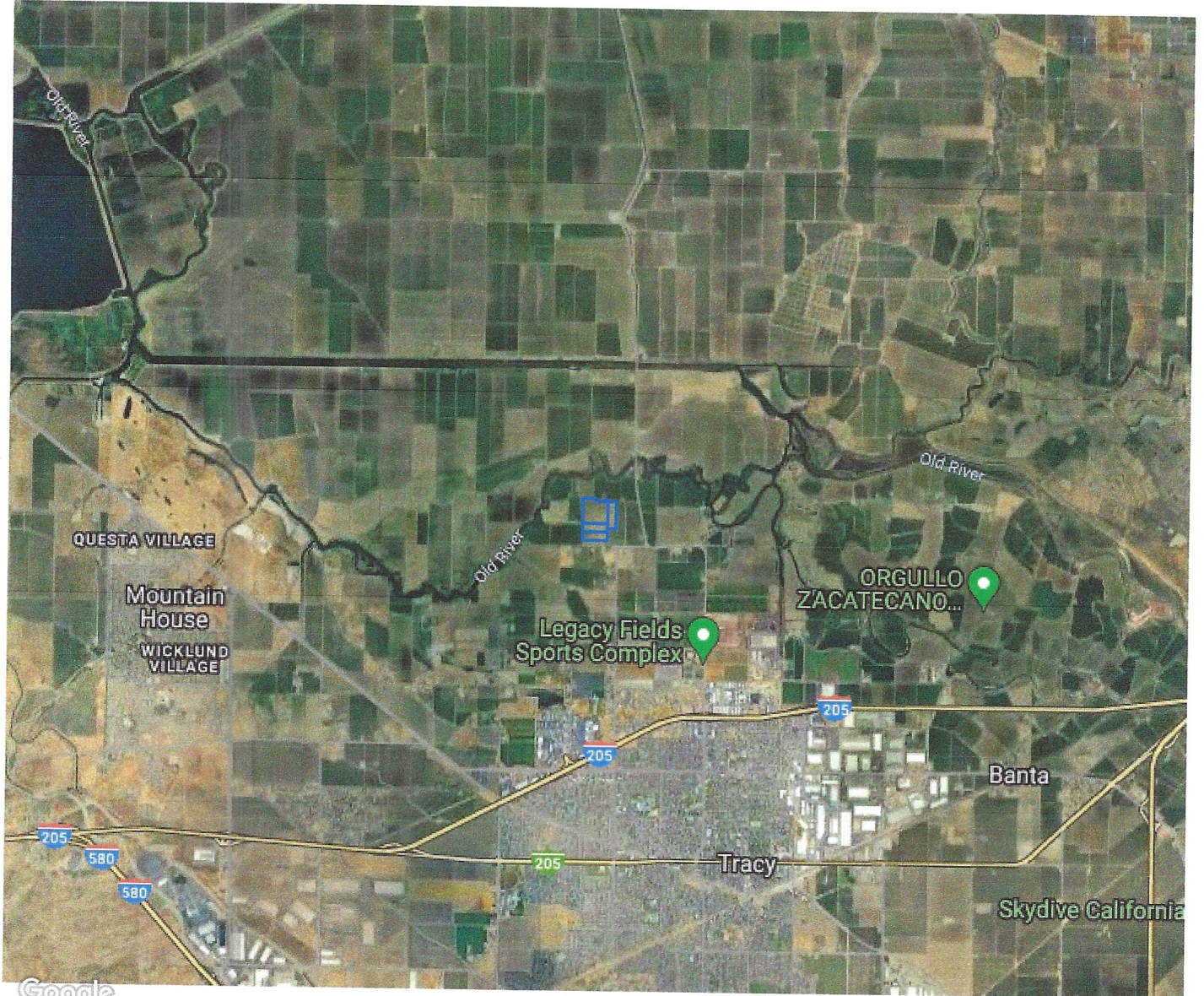
List Price: \$4,132,000

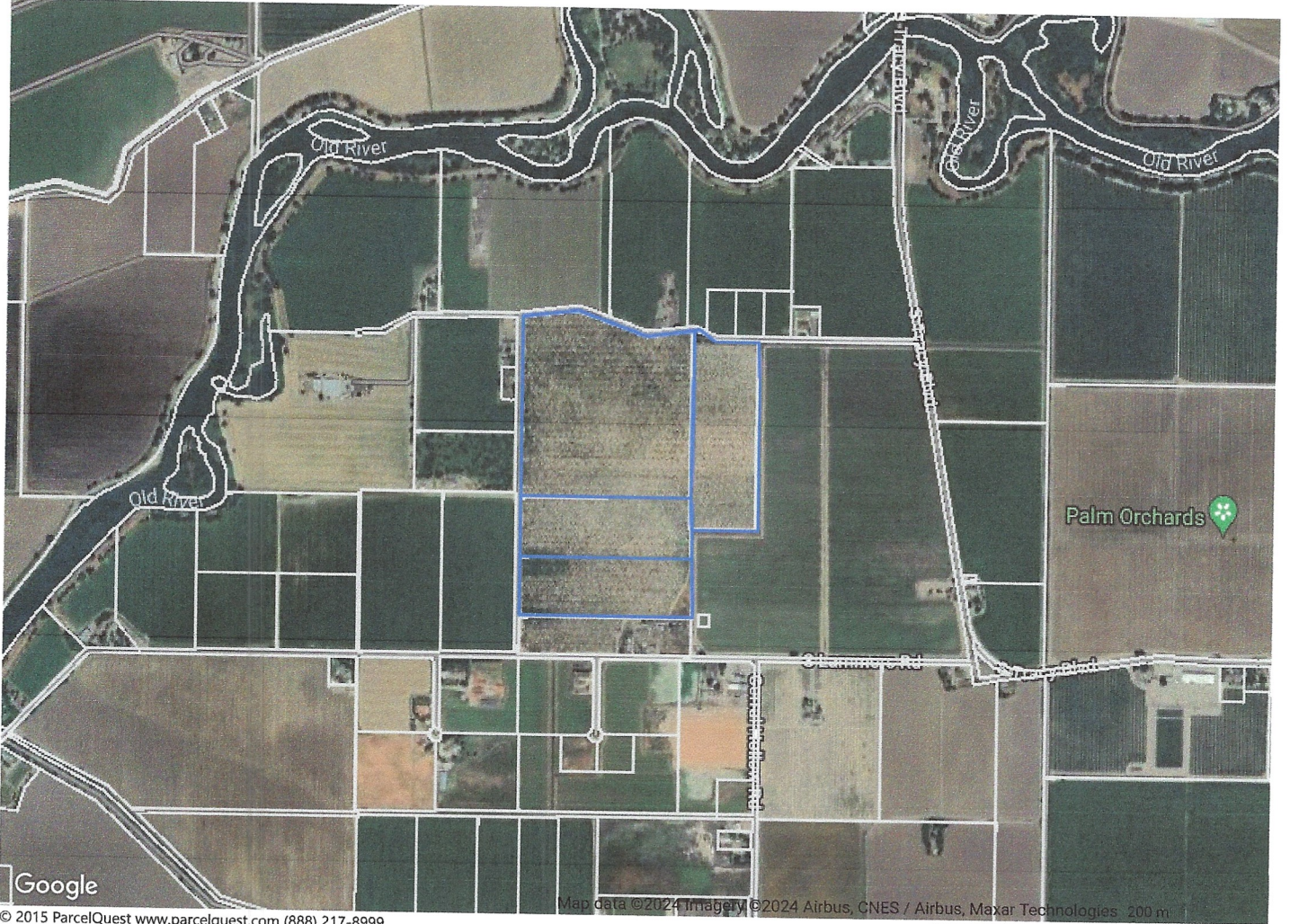
Terms: Buyer must cooperate in Seller's 1031 Tax deferred Exchange. All cash at close of escrow or other terms acceptable to Seller.

Listing Agent: W. Gary Reeve, Broker #00875626
(209) 484-7012
www.reeveland.com

THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.



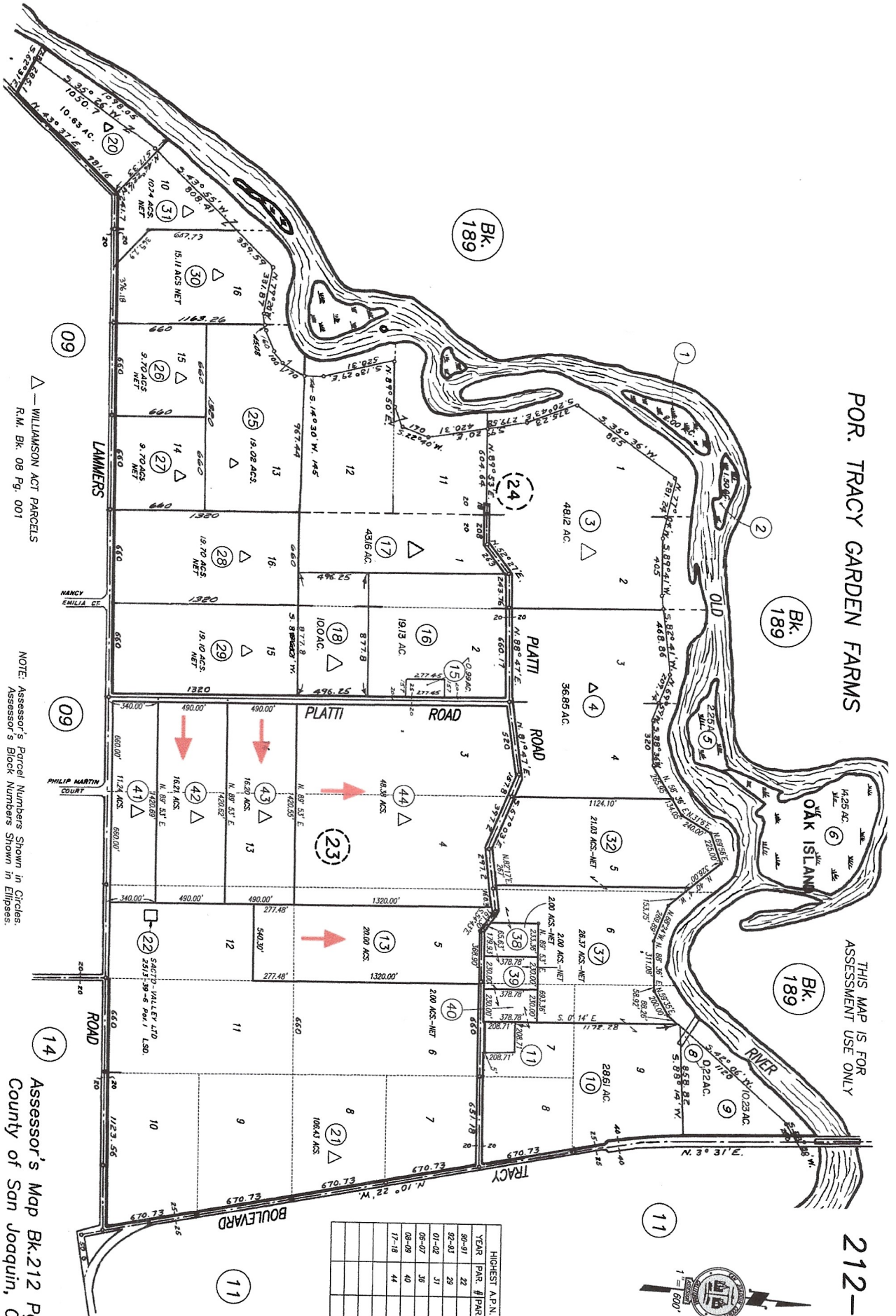




POR. TRACY GARDEN FARMS

THIS MAP IS FOR ASSESSMENT USE ONLY

212-10



YEAR	PAR #	PAR #	PAR #
90-91	22		
92-93	29		
01-02	31		
05-07	36		
08-09	40		
17-18	44		

△ — WILLIAMSON ACT PARCELS
R.M. Bk. 08 Pg. 001

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk. 212 Pg. 10
County of San Joaquin, Calif.



MULTI PARCEL SOILS REPORT

