



37 1/2 W. 10th St.
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Young Walnuts For Sale Good Water Rights

Tracy, CA

Location: 32200 & 32600 S. Koster Rd., Tracy, CA 95304

Assessor's Parcel #s: 255-150-34 40.85 acres
255-150-35 40.91 acres

Total Assessed Acres: 81.76

Walnuts:

Planting Date: 2014
Variety: Chandler
Root Stalk: Paradox
Spacing: 24' X 17'

Irrigation System: Pressure pump and filter system. Solid Set sprinklers.

Irrigation Source: Banta Carbona Irrigation District which has historically been a reliable source of good quality, moderately priced irrigation water.

Soils: Mostly Capay Clay (See soil report attached).

Access: Approximately 2,025 feet of frontage along Koster Rd., a county maintained, paved roadway.

Hazard Zones: None known. Not designated within a 1:100 year flood zone.

Mineral Rights: ½ of Oil, Gas and Hydrocarbons are believed to have been reserved previously.

Leases: Property is not subject to an existing lease, it is currently owner operated.

Parcels: Property is believed to consist of two legal parcels, to be confirmed by buyer.

Yields: To follow.

Notes: This is a desirable property with excellent water rights and productive soils. The trees show that they have been very well cared for and are nearly at the beginning of full production years. There are two legal parcels and the owner may consider selling them separately, as these would make nice homesites. This property is in the close proximity of the highly regarded Delta Charter School.

List Price: Reduced to \$3,270,000

Terms: Cash.

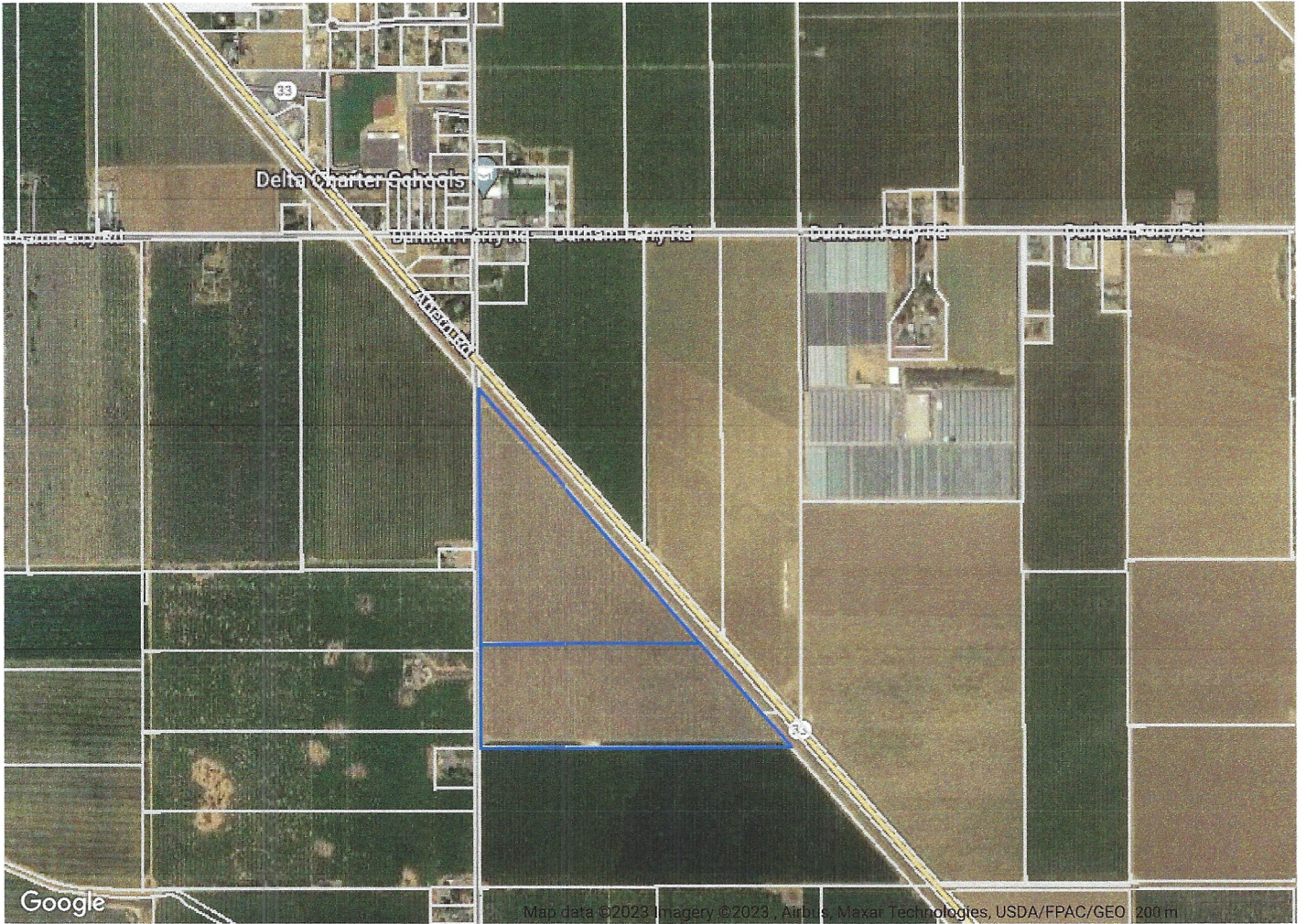
Broker: W. Gary Reeve
#00875626

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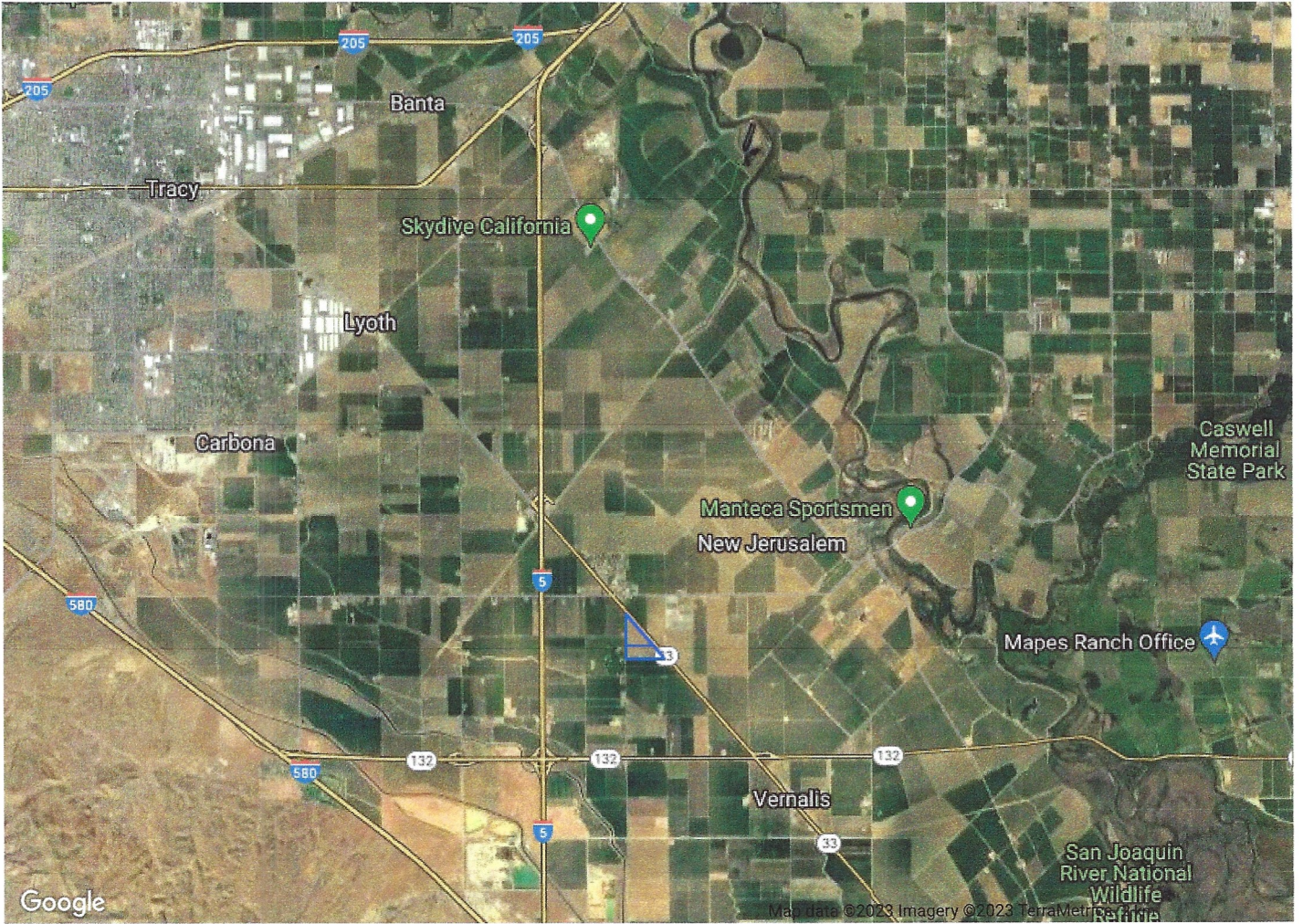
THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.



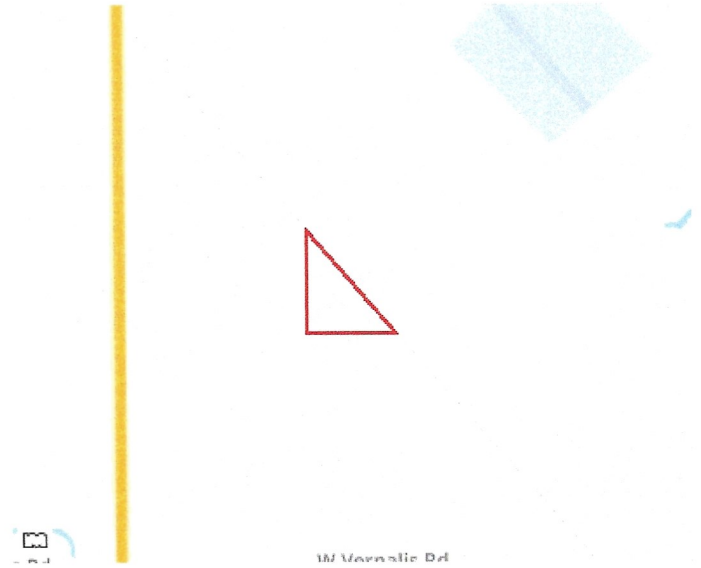
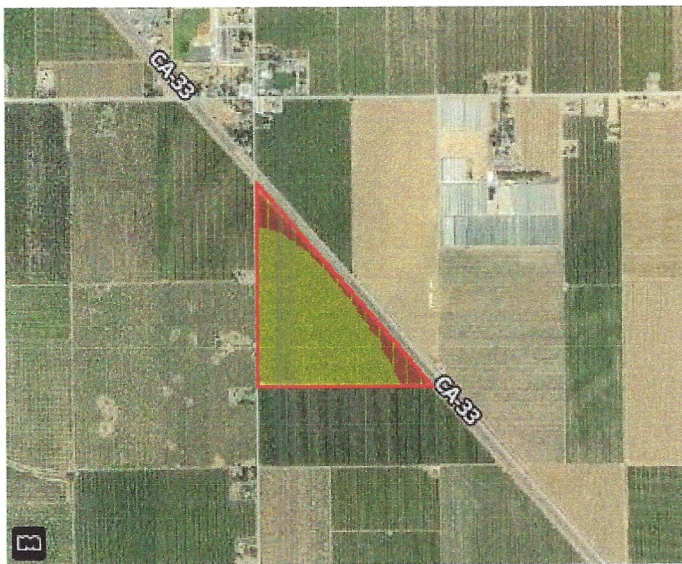
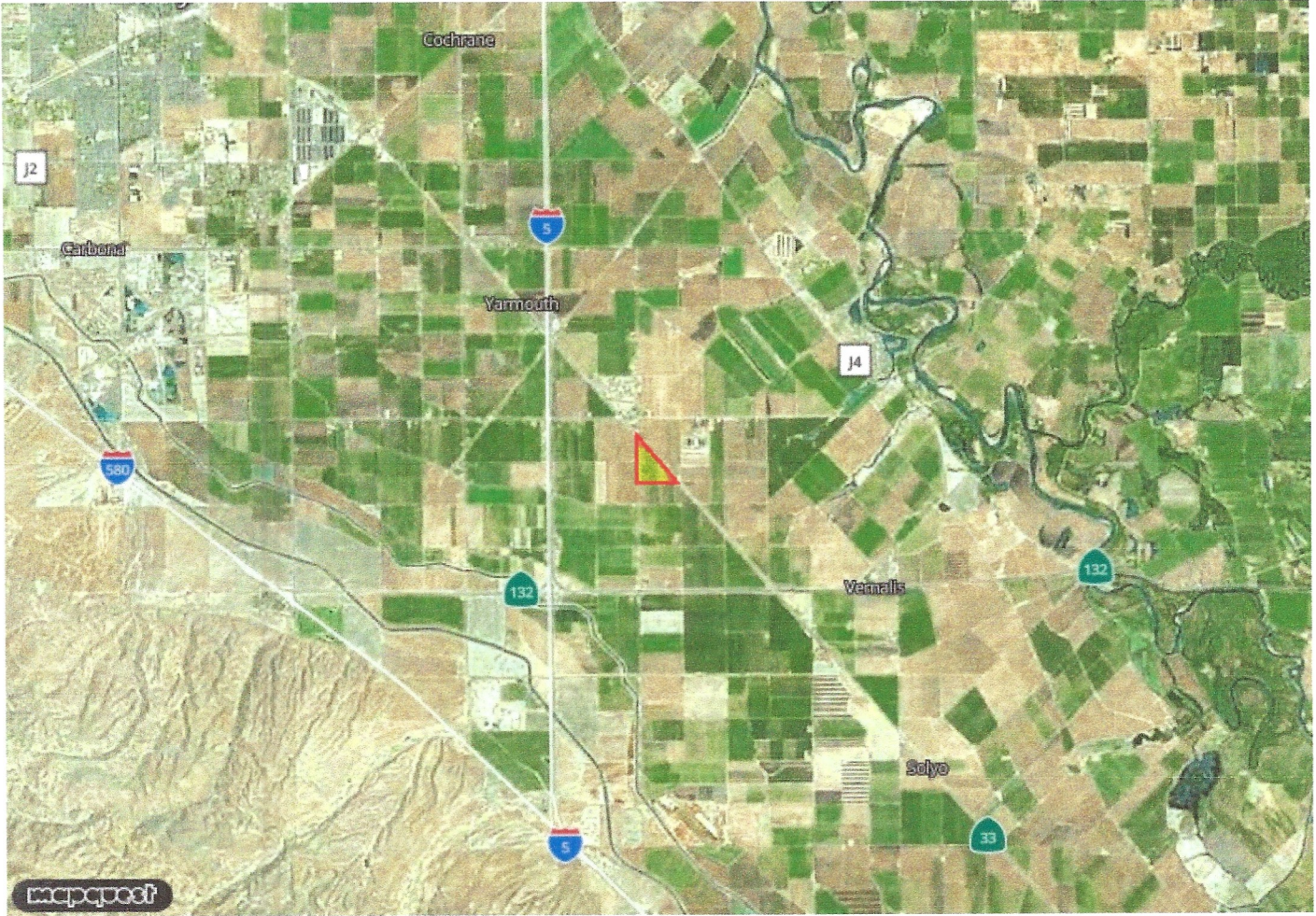


Google

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MULTI PARCEL SOILS REPORT



1W Wrennalls Dr





MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin, CA
 Number of Parcels: 2
 Total Parcel Acreage: 81.76
 Parcels Included: 255-150-340-000, 255-150-350-000

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0118 Capay clay, 0 to 2 percent slopes	1	2	4	44	70.149	83.28
	1121 Capay clay, wet, 0 to 2 percent slopes	1	2	4	40	14.080	16.72
Total Soil Acres:						84.229	