



37 1/2 W. 10th St.
 Tracy, CA 95376
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For Sale:
THE MARTIN PROPERTY
 Irrigated Farm Land
 Tracy, CA

2/17

Location: Toler Rd. off of Canal Blvd, approximately 5 miles northeast of Tracy.

Assessor's Parcel Number: 213-280-12

Acreage: 34.1 according to engineer.

Irrigation: Pescadero Reclamation District. This district provides irrigation, drainage and levee maintenance. It has Pre-1914 water rights.

Soils:	Soil Type	Storie Index	Approx. % Of Ranch
	0130 Columbia Fine Sandy loam	85	53.68
	1197 Merritt Silty Clay Loam	68	46.32

Access: Paved county road frontage on Toler Rd.

Cropping: Ideal for a variety of vegetables and other row crops. Currently planted to Alfalfa.

Lease: Currently leased through 2018 with an early buy out Provision.

Hazard Zones: The property is within a 1:100 year flood zone.

Zoning: AG-40

General Plan: Agriculture General

Williamson Act: Under contract.

Amenities: Some of the better farm land soil in the area.
Good water rights

Terms: All cash or other terms acceptable to Sellers.

List Price: REDUCED to: \$475,000.00

Listing Broker: W. Gary Reeve
(209) 484-7012 (M)
garyreeve@sbcglobal.net
www.reeveland.com

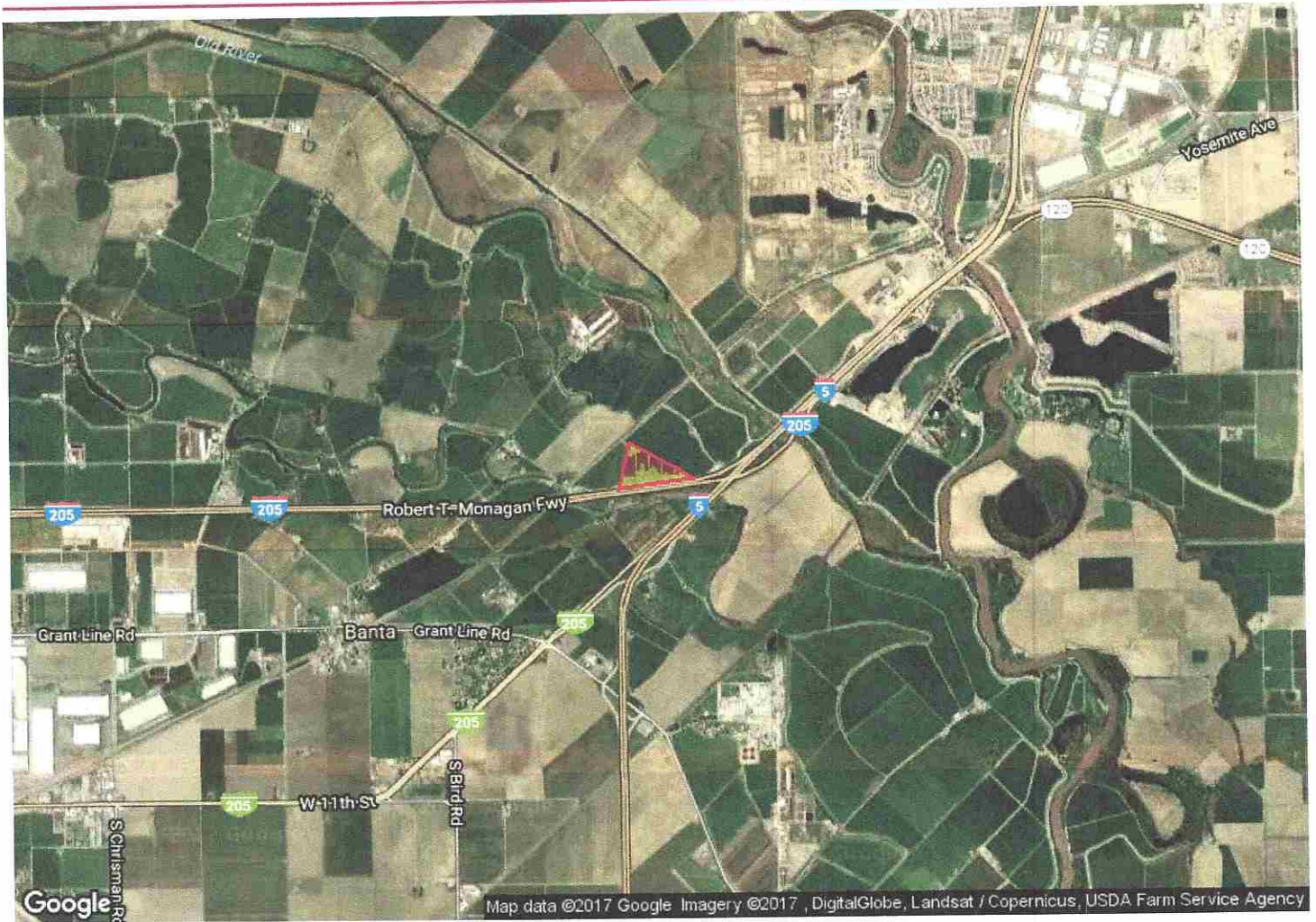
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HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.





SOILS REPORT

TRACY CA







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USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0130 Columbia fine sandy loam, drained, 0 to 2 percent slopes	1	2	4		18.573	53.68
	1197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		16.028	46.32
Total Acres:						34.602	