



R & S Farms, Inc., D.B.A.:

Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

RANCHES

LAND INVESTMENTS

37 1/2 W. 10th St.

Tracy, CA 95376

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FOR SALE:

2/17

YOUNG ALMOND ORCHARD WITH DEVELOPMENT POSSIBILITY

Near Mountain House, Ca.

Location: At the intersection of Byron Highway and Mountain House Parkway, across the street from a planned Safeway shopping center and adjacent to the Mountain House Specific Planning Area.

Assessor's Parcels:	209-150-33	6.69 acres
	209-150-36	83.50 acres
	209-150-37	<u>45.70 acres</u>
Total Acreage:		135.89 acres assessed

Irrigation Source: Surface water from West Side Irrigation District.

Water Delivery: Pressurized and filtered water to surface drip lines.

Soils:	Storie	Approx %
	Index	Of Ranch
Soil Type		
1252 Stomar Clay Loam	68	100
0118 Capay Clay	44	<1%

Almond Trees: Independent (Self Pollinating)
Age of Trees: Planted in 2015

Hazard Zones: None known.

Parceling: There appears to be two legal parcels.

Amenities: Young almond orchard coming into production soon.
Superior location at a strategic intersection and adjacent to a specific planning area.

Mineral Rights: All rights owned are included in this offering.

Terms: Possible long term option for future development processing.
Possible price reduction for short term cash transaction.
"AS IS" condition.

Possession: Possession and crop (if any) are negotiable.

List Price: \$17,000,000.00

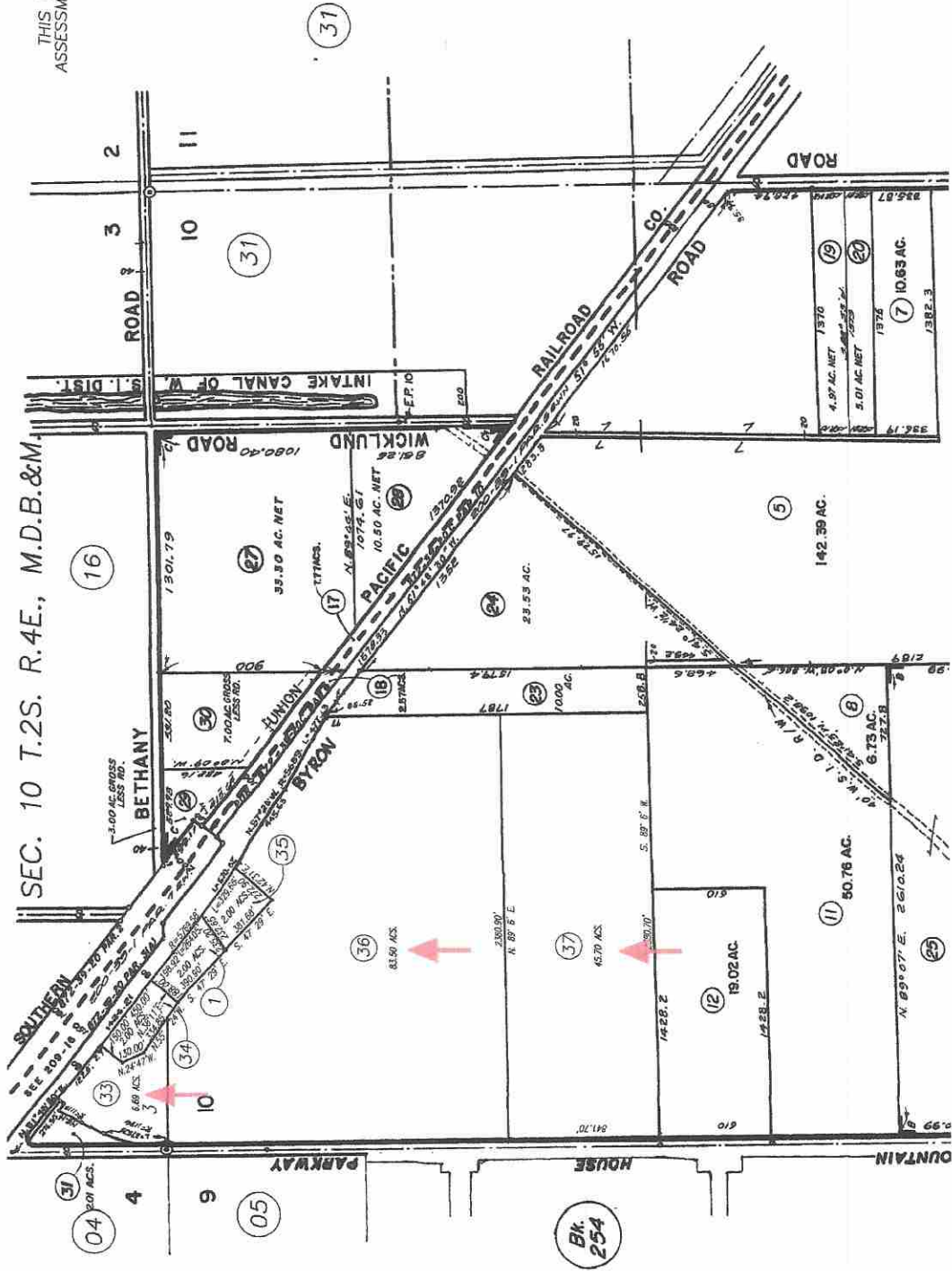
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THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE,
HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.





THIS MAP IS FOR
ASSESSMENT USE ONLY



C - R. S. Bk. 30 Pg. 078
B - P. M. Bk. 14 Pg. 185
A - P. M. Bk. 05 Pg. 171

△ - Williamson Act Parcels

HIGHEST A.P.N. USED		
YEAR	PAR. #	PAR. #
78-79	14	
79-80	18	
80-81	20	
81-82	22	
82-83	26	
83-84	28	
84-85	30	
85-86	32	



