



37 1/2 W. 10th St.  
 Tracy, CA 95376  
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**FOR SALE**

**61.38 Acres**  
**Irrigated Farm Land with two Houses on Old River**

**Location:** 17398 S. Tracy Blvd., Tracy, CA

**Assessor's Parcel:** 212-110-010, San Joaquin County

**Soils:** Merritt Silty Clay Loam  
 Storie Index 68 (See attached soil map)

**Irrigation:** On site riparian water lift pump on Old River.

**Drainage:** Currently drained by Naglee – Burk I. D. drain.

**Building Improvements:** Main House: +/-2,200 sq. ft. of living space, 3 bedrooms,  
 2 bathrooms, +/-800 sq. ft. garage, basement.

Second Home: +/-1,050 sq. ft. of living space, 2  
 bedrooms, 1 bathroom.

Shed/ Shop: +/-2,400 sq. ft. with concrete flooring.

**Access:** +/-3,000 linear feet of frontage along Tracy, Blvd.

**Zoning:** AG-40

**Mineral Rights:** Are believed to be intact.

**Possession:** Farm land is currently leased for the 2024 crop year.  
 Main House is currently occupied by an owner.  
 Second Home is currently rented for \$2,200/ month.

**Notes:** This unusual and desirable farm offers a main house, a  
 secondary house, good soil and irrigation water, and  
 river frontage. This is ideal for a start up farmer or an  
 addition to an existing operation. This property offers  
 income opportunity and riparian aesthetics.

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

**List Price:** \$2,650,000

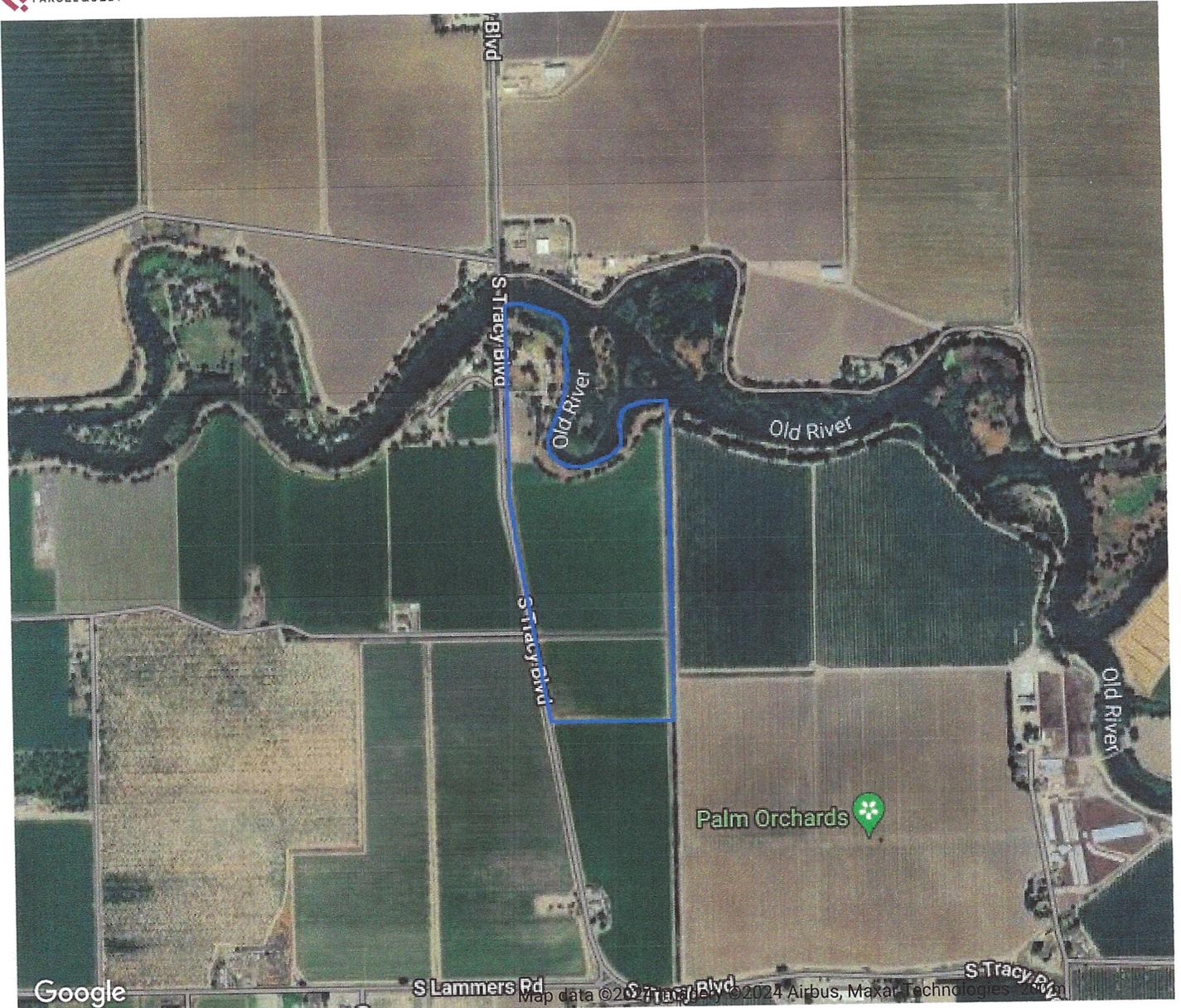
**Terms:** Cash or other terms acceptable to Seller.

**Optional Offering:** Alternatively, the Seller is offering to sell a portion of the property not including any of the building improvements and about 5 acres. The resulting offering is: +/-56.38 acres with a list price of \$1,960,000.

**Listing Broker:** W. Gary Reeve, #00875626  
(209) 484-7012

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





Google

S Lammers Rd

S Tracy Blvd

S Tracy Blvd

Map data © 2024 Airbus, Maxar Technologies

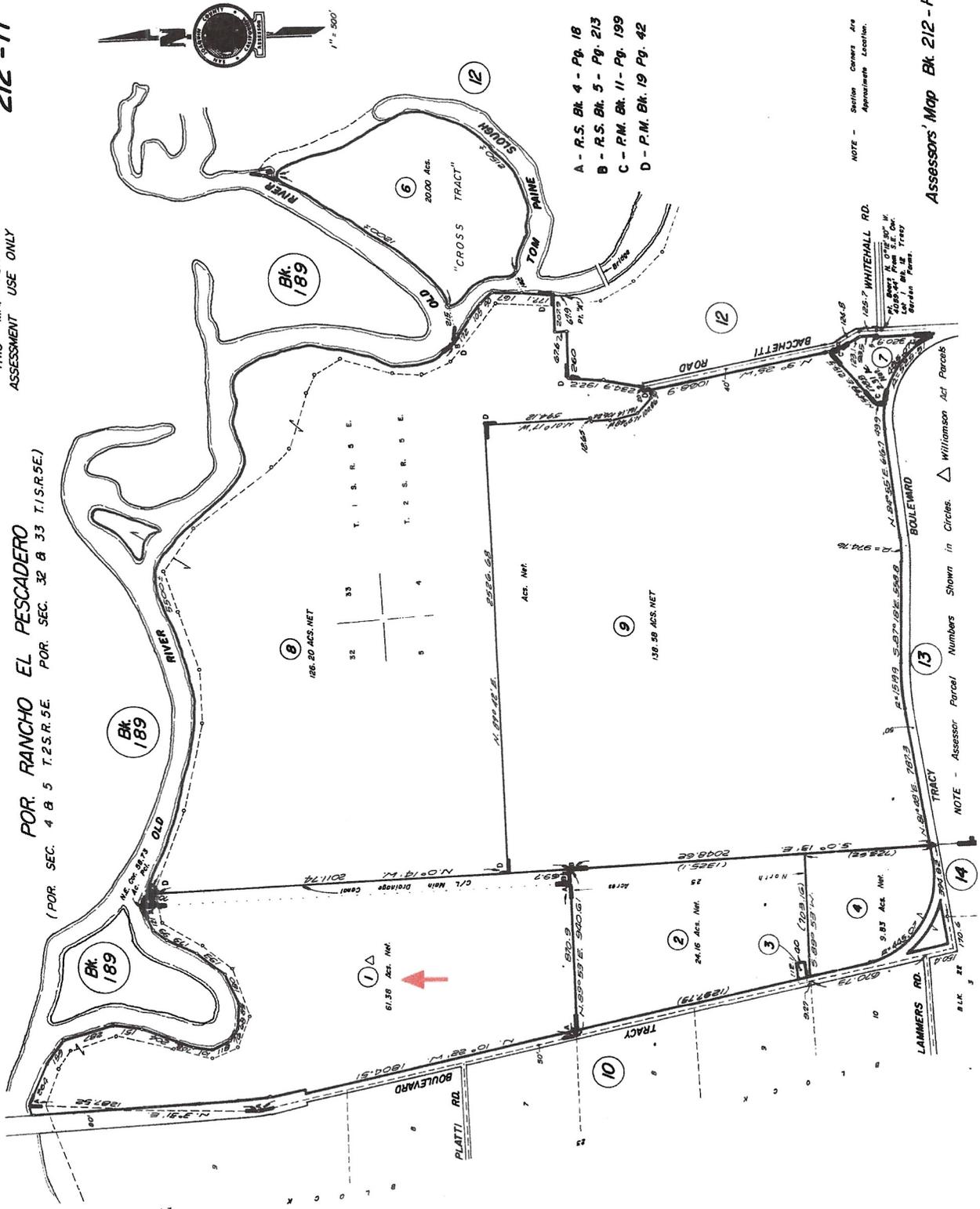


Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies 1 km

THIS MAP FOR ASSESSMENT USE ONLY

POR. RANCHO EL PESCADERO  
(POR. SEC. 4 & 5 T.2.S.R.5E. POR. SEC. 32 & 33 T.1.S.R.5E.)



- A - R.S. Blk. 4 - Pg. 18
- B - R.S. Blk. 5 - Pg. 213
- C - P.M. Blk. 11 - Pg. 199
- D - P.M. Blk. 19 Pg. 42

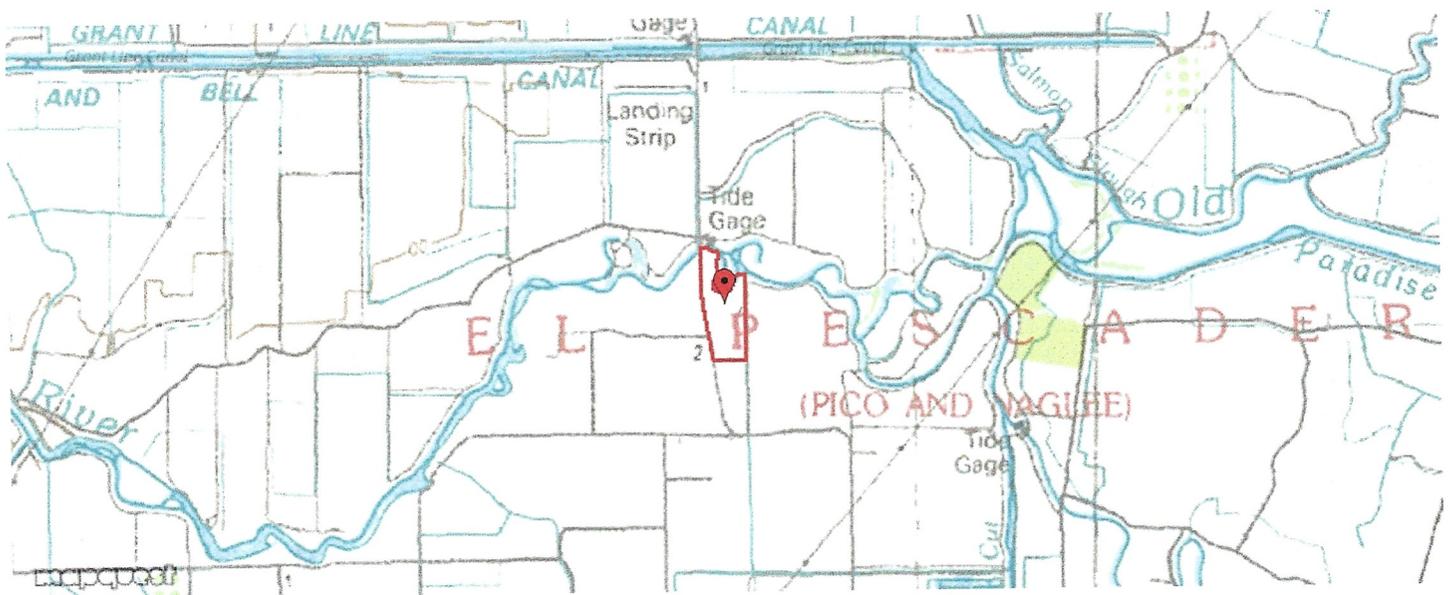
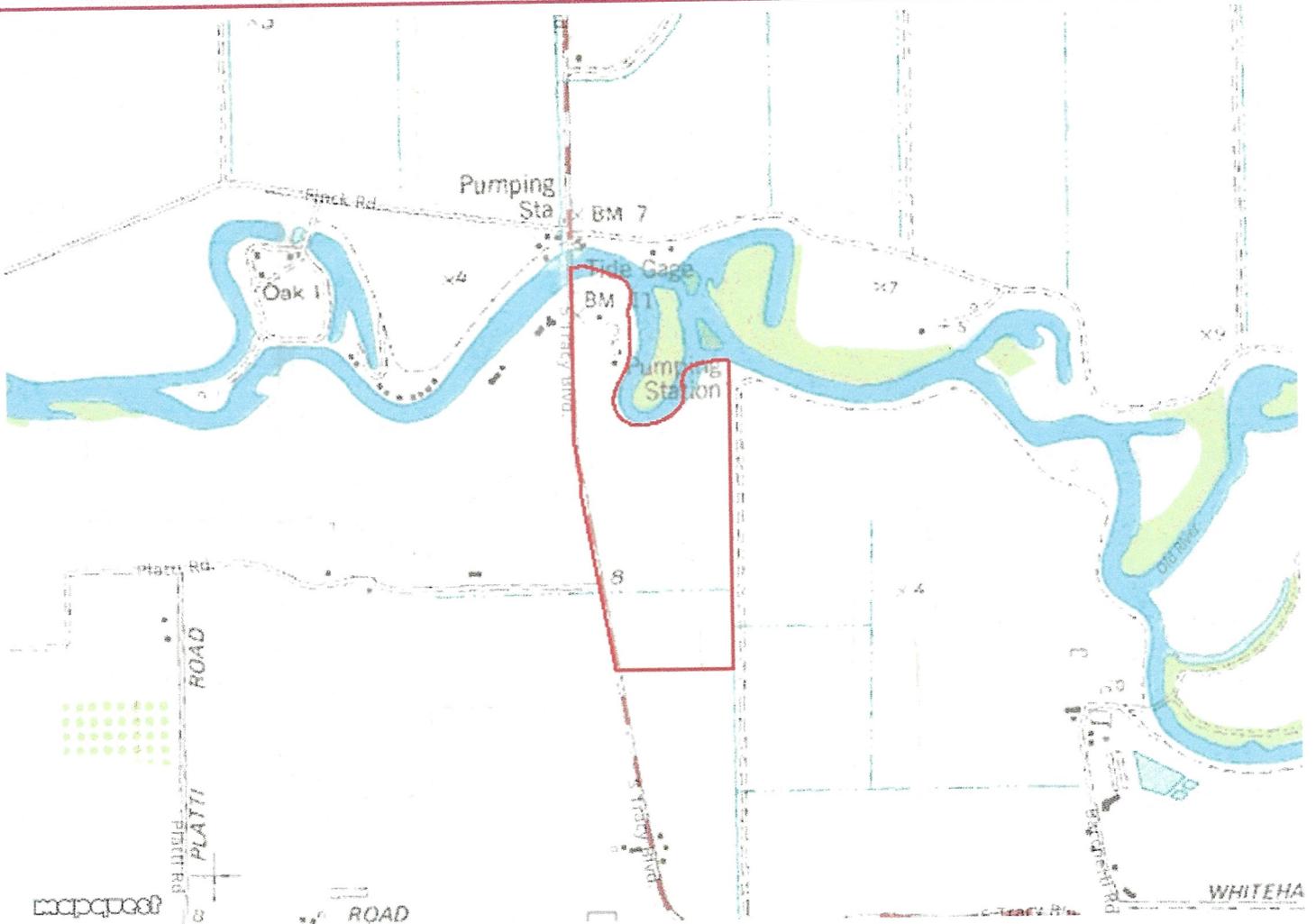
NOTE - Section Owners Are Approximate Location.

Assessors' Map Blk. 212 - Pg. 11

NOTE - Assessor Parcel Numbers Shown in Circles, Williamson Act Parcels Shown in Triangles

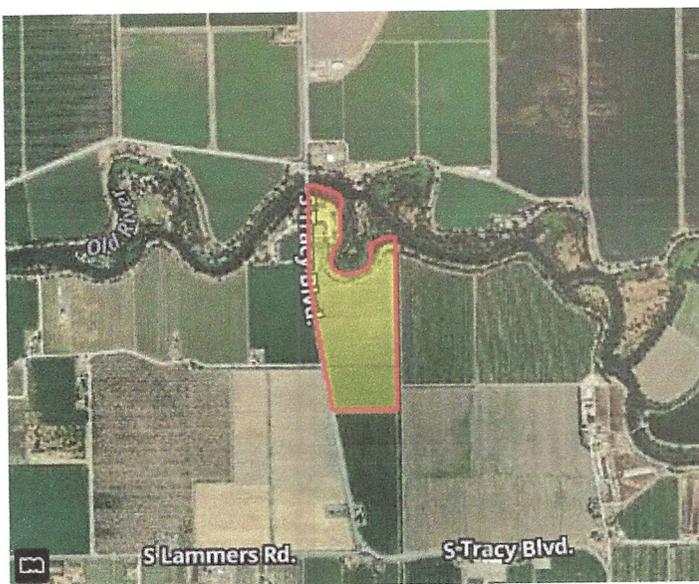
TOPOGRAPHY REPORT

17398 S TRACY BLVD TRACY CA 95304-9481



SOILS REPORT

17398 S TRACY BLVD TRACY CA 95304-9481





SOILS REPORT

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USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		59.800	95.52
	1284 Water					2.805	4.48
Total Acres:						62.605	