



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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## ***Willow Glen Farm House and 65 acres FOR SALE***

***San Joaquin County***

***Address: 13751 Willow Glen Rd.***

***Assessor's Parcel: 191-050-21***

***Assessed Acreage: 65.74***

***Irrigation: By shared lift pump station on Middle River***

***Soils: Productive , versatile silty clay loam and fine sandy loam soils of the Merritt, Columbia and Egbert Series'.***

***Farm House: Very well maintained manufactured home with many upgrades including:***

***Living Space: 2,630+ sq. ft.***

***Dual zone heat and air***

***Gas fireplace***

***Solar system paid for***

***Stainless appliances***

***Quartz Counters***

***Pantry***

***Propane Gas***

***Master bedroom with 2 walk in closets***

***Hot tub in back yard***

***Gas fire pit in back yard***

***3 bedrooms***

***2 full bathrooms***

***3 car Garage***

***Shop***

***Paved driveway***

***River Frontage: Several hundred feet of river frontage along Middle River with several acres of Riparian Habitat.***

**Farm Land:** *Currently rented short term for agriculture production.*

**Access:** *Frontage on Undine and Willow Glen Roads which are paved and maintained by the county.*

**General Plan:** *A/G Agriculture General*

**Zoning:** *AG-80 General Agriculture*

**Hazard Zones:** *1:100 Year Flood Zone. Flood elevations are not significant here.*

**Conservation Easements:** *Much of the area is included in conservation easements.*

**Notes:** *This is an excellent location to raise a family with plenty of elbow room and surrounded by productive farm land with a peaceful natural river area. The home is in move in condition. Located about half way between Stockton and Tracy, it is serviced by the Tracy Unified School District.*

**List Price:** *\$1,700,000*

**Terms:** *All cash at close of escrow.*

**Contact Broker:** *W. Gary Reeve  
(209) 484-7012*

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







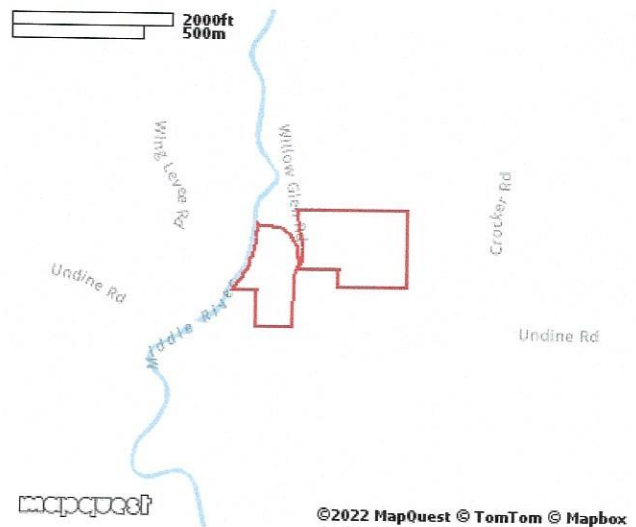
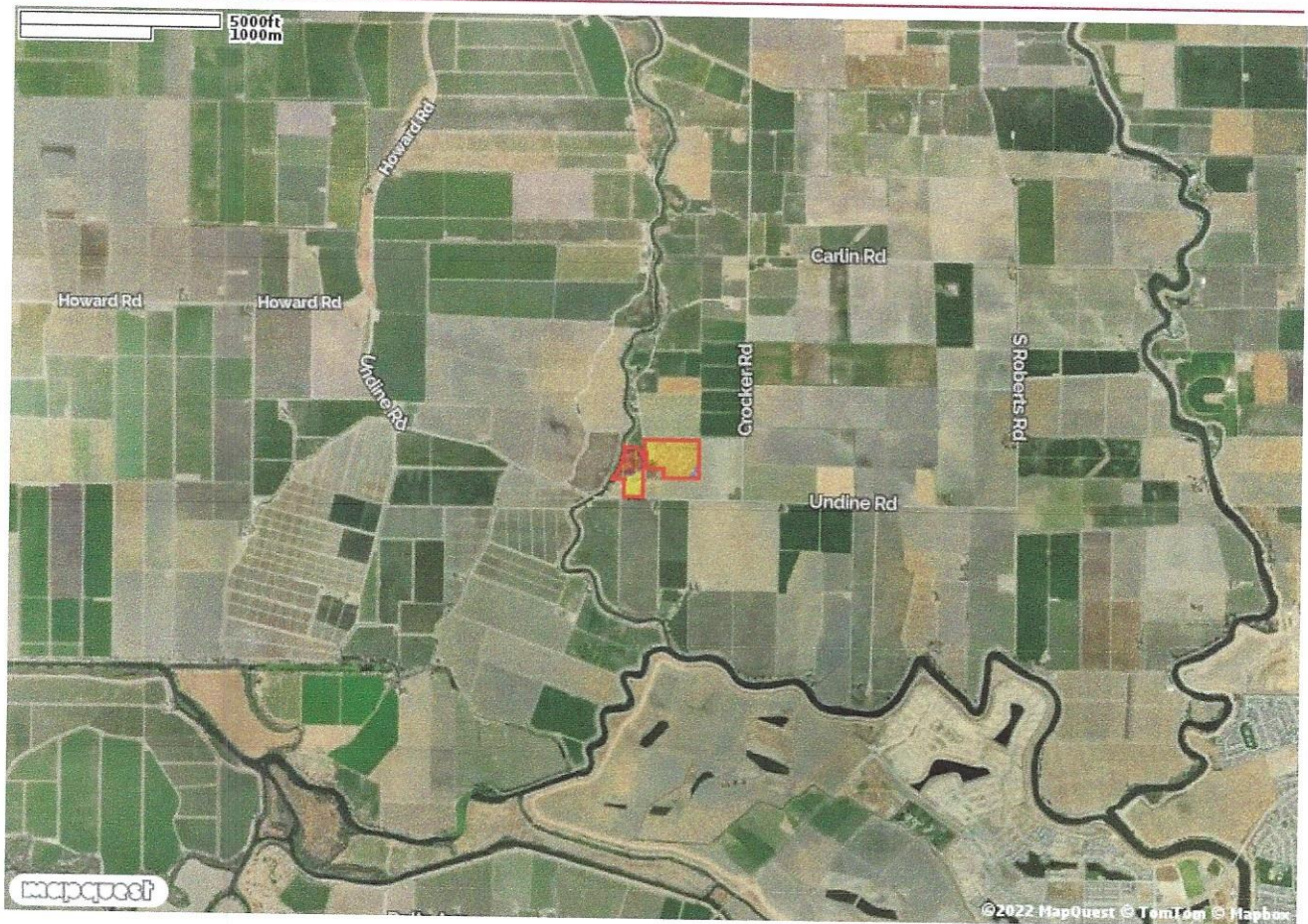






SOILS REPORT

13751 WILLOW GLEN RD STOCKTON CA 95206-9600












## SOILS REPORT

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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		14.742	22.51
	1131 Columbia fine sandy loam, partially drained, 0 to 2 percent slopes, occasionally flooded		2	4	48	7.550	11.53
	2154 Egbert silty clay loam, sandy substratum, partially drained, 0 to 2 percent slopes		2	4	41	2.286	3.49
	3197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		35.239	53.81
	4284 Water					5.665	8.65
Total Acres:						65.482	

