



37 1/2 W. 10th St.
 Tracy, CA 95376
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Almonds For Sale

Tracy, CA

- Location:** 33601 & 33707 S. Koster Rd., Tracy, CA 95304
- Assessor's Parcel #s:** 255-090-30 30.99 acres
 255-090-63 32.60 acres
- Total Assessed Acres:** 63.59
- Almonds:** Butte and Padre varieties, planted approximately 10 years ago. Exact planting dates to follow.
- Irrigation System:** Pressure pump and filter system with screen. Surface lines with microsprinklers throughout.
- Irrigation Source:** Banta Carbona Irrigation District which has historically been a reliable source of good quality, moderately priced irrigation water.
- Soils:** El Solyo Clay Loam and Capay Clay (see soil information attached).
- Access:** Approximately 400 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:** Believed to be intact.
- Leases:** Property is not subject to an existing lease, it is currently owner operated.
- Crop:** 2023 crop is not included in this offering.
- Parcels:** Property is believed to consist of two legal parcels, to be confirmed by buyer.
- Yields:** To follow.

Notes: This is the rare find of producing almonds in the desirable Banta Carbona Irrigation District. This property is also located in a desirable neighborhood and the New Jerusalem School District.

List Price: \$2,925,000

Terms: Cash.

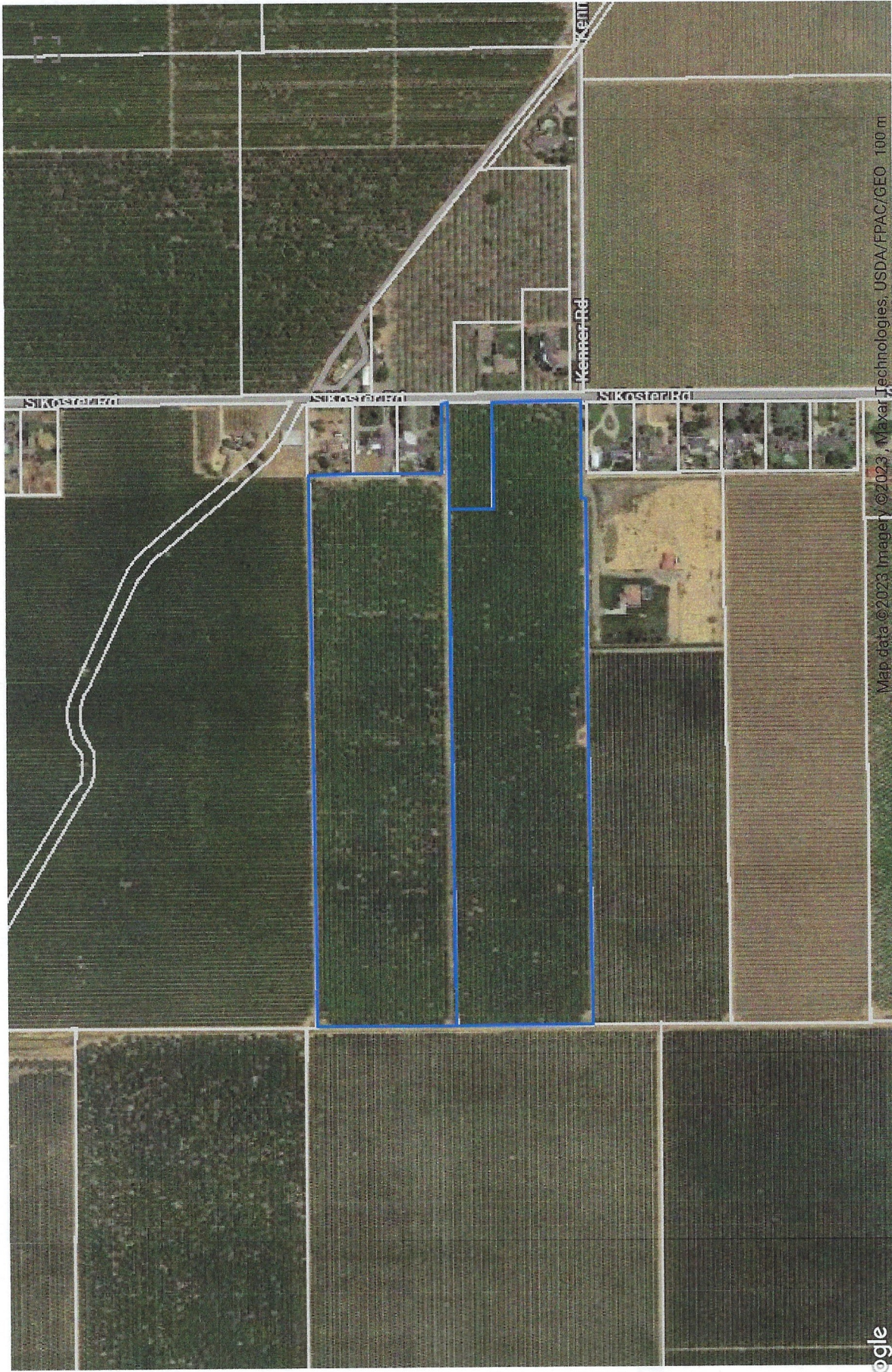
Broker: W. Gary Reeve
#00875626

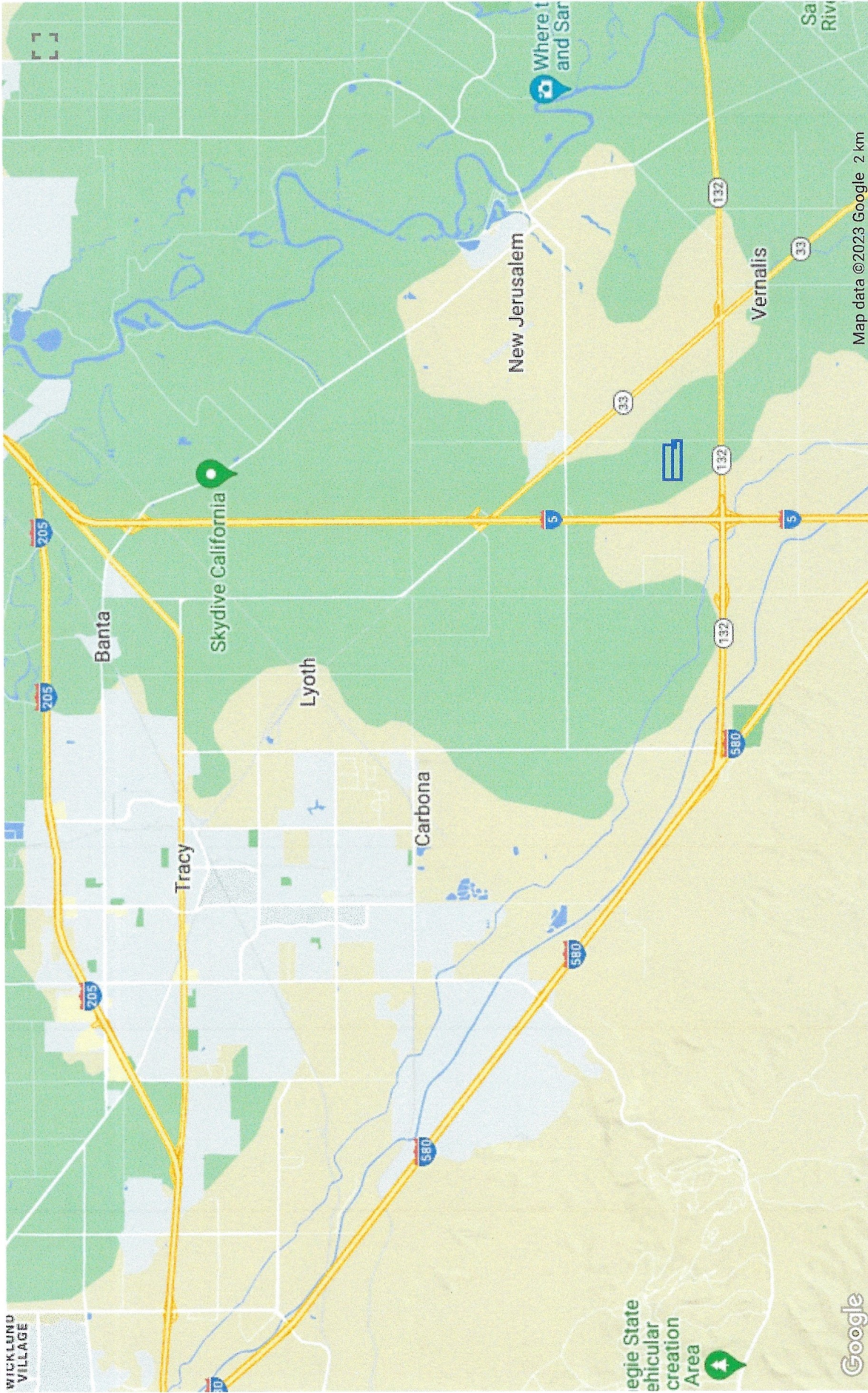
Telephone: (209) 484-7012

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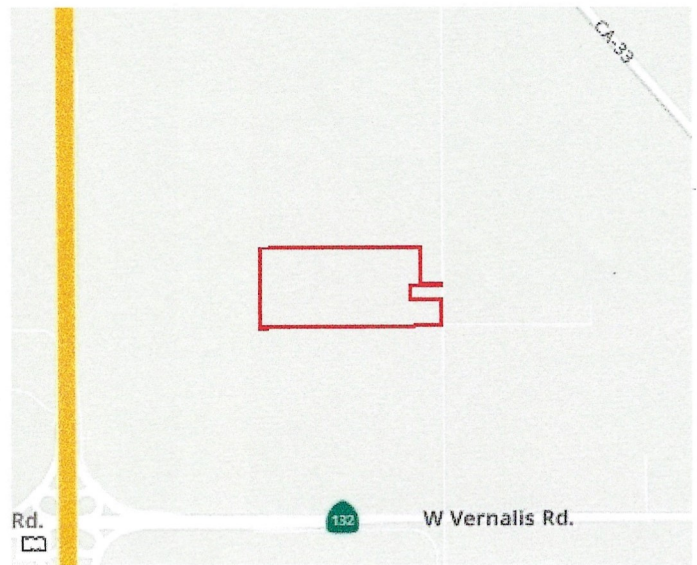
THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.







MULTI PARCEL SOILS REPORT





MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin, CA
 Number of Parcels: 2
 Total Parcel Acreage: 63.59
 Parcels Included: 255-090-300-000, 255-090-630-000

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	4.134	6.50
	1156 El Solyo clay loam, 0 to 2 percent slopes	1	2	4	72	59.462	93.50
Total Soil Acres:						63.596	

