



37 1/2 W. 10th St.
Tracy, CA 95376
(209) 835-2002
Fax (209) 835-2008
garyreeve@sbcglobal.net

FOR SALE

54.07 Acres

Irrigated Farm Land with river frontage on Old River

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

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

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: None.

Access: 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.

Notes: This unusual and desirable farm offers 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.

Close of escrow is conditioned upon recordation of a parcel map to create the 54.07 acres as shown as "Parcel 2" on the attached Tentative Parcel Map. The application is currently processing (9/24).

Hazard Zones:

Located within a 1:100 Year Flood Zone.

List Price:

\$1,960,000, Cash or other terms acceptable to Seller.

Broker:

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.**



TENTATIVE PARCEL MAP

NO. _____
ACCEPTED FOR REVIEW

ON _____
BY _____
COMMITTEE ACTION
 APPROVED
 APPROVED WITH CONDITIONS
DATED _____

DIRECTOR PLANNING DEPARTMENT
SAN JOAQUIN COUNTY

CERTIFICATION OF OWNER

FRANK BULLOCK, OWNER

CERTIFICATION OF OWNER

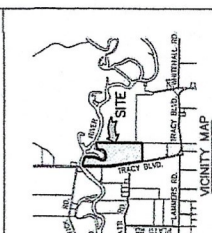
KATHY GALL, OWNER

CERTIFICATION OF OWNER

KATHY GALL, OWNER

OWNERS' NAMES: FRANK, KATHY & KATHY GALL
ADDRESS: 17308 S. TRACY BOULEVARD
TRACY, CA 95304
TELEPHONE: (209) 555-4083

- BUILDINGS AND STRUCTURES
 SHOWN NONE
 UNDERGROUND STRUCTURES
 NONE
- DOMESTIC WATER
 PRIVATE WELL WATER COMPANY
- STREET IMPROVEMENTS
 NONE PROPOSED AS SHOWN
SEWAGE DISPOSAL
 SEPTIC SANITARY SEWER
- STORM DRAINAGE
 NATURAL STORM DRAINAGE



SHEET 1 OF ONE
FILE # 4299

- LEGEND:
- AC ACROSSING UNIT
 - B1 HOUSE (17308 S. TRACY BLVD.)
 - B2 STORAGE AREA
 - B3 BASE (17500 S. TRACY BLVD.)
 - B4 BRIDGE
 - B5 EROSION CONTROL
 - B6 DRAINAGE CANAL
 - B7 DRAINAGE DITCH
 - B8 DRIVEWAY
 - B9 DRIVEWAY
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 - B100 DRIVEWAY

NOTES:

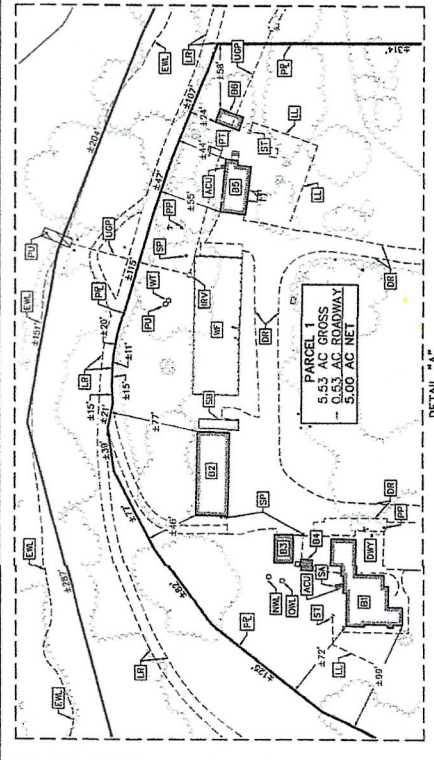
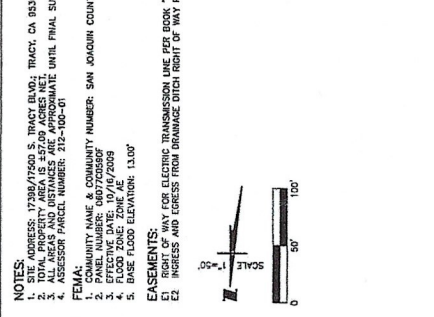
- SITE ADDRESS: 17308/17500 S. TRACY BLVD., TRACY, CA 95304.
- ALL LOTS AND AREAS ARE TO BE ADJACENT TO THE FINAL SURVEY.
- ALL LOTS AND AREAS ARE TO BE ADJACENT TO THE FINAL SURVEY.
- ASSESSOR PARCEL NUMBER: 212-100-01

FEMA:

- PARCEL NUMBER: 0607000000
- EFFECTIVE DATE: 10/16/2009
- BASE FLOOD ELEVATION: 130.0'

EASEMENTS:

- FOR ELECTRIC TRANSMISSION LINE PER ROW "C" VOLUME 282, PAGE 90
- INGRESS AND EGRESS FROM DRAINAGE DITCH RIGHT OF WAY PER O.R. VOLUME 455, PAGE 73



THE VANDER HOUDE FAMILY HEREDITARY TRUST, DATED MARCH 26, 2010
APR. 212-110-00

SARA FAMILY FARM, LLC
MAY 212-110-00

MICHAEL & BERNADETTE MATTOS
APR. 212-110-02

FRANK A. & SUSAN D. GALL
APR. 912-100-10

FRANK A. & SUSAN D. GALL
APR. 912-100-09

ARNALDO BROTHERS INC
APR. 189-240-07

ARNALDO BROTHERS INC
APR. 189-240-18

ARNALDO BROTHERS INC
APR. 189-240-13

ARNALDO BROTHERS INC
APR. 189-240-15

BRINCA FARMING GROUP INC
APR. 189-088-12

FINCK ROAD

TRACY BOULEVARD

PLATTI ROAD

OLD RIVER

AGRICULTURE FIELD

AGRICULTURE FIELD

THE MANUEL H. SILVA TRUST DATED FEBRUARY 11, 2016
APR. 212-100-21

FRANK A. & SUSAN D. GALL
APR. 912-100-10

FRANK A. & SUSAN D. GALL
APR. 912-100-09

ARNALDO BROTHERS INC
APR. 189-240-07

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OLD RIVER

AGRICULTURE FIELD

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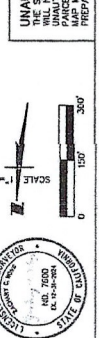
DATE: AUG. 2024
SCALE: AS SHOWN
DRAWN: NS
DESIGN: NS
CHECKED: ZTV

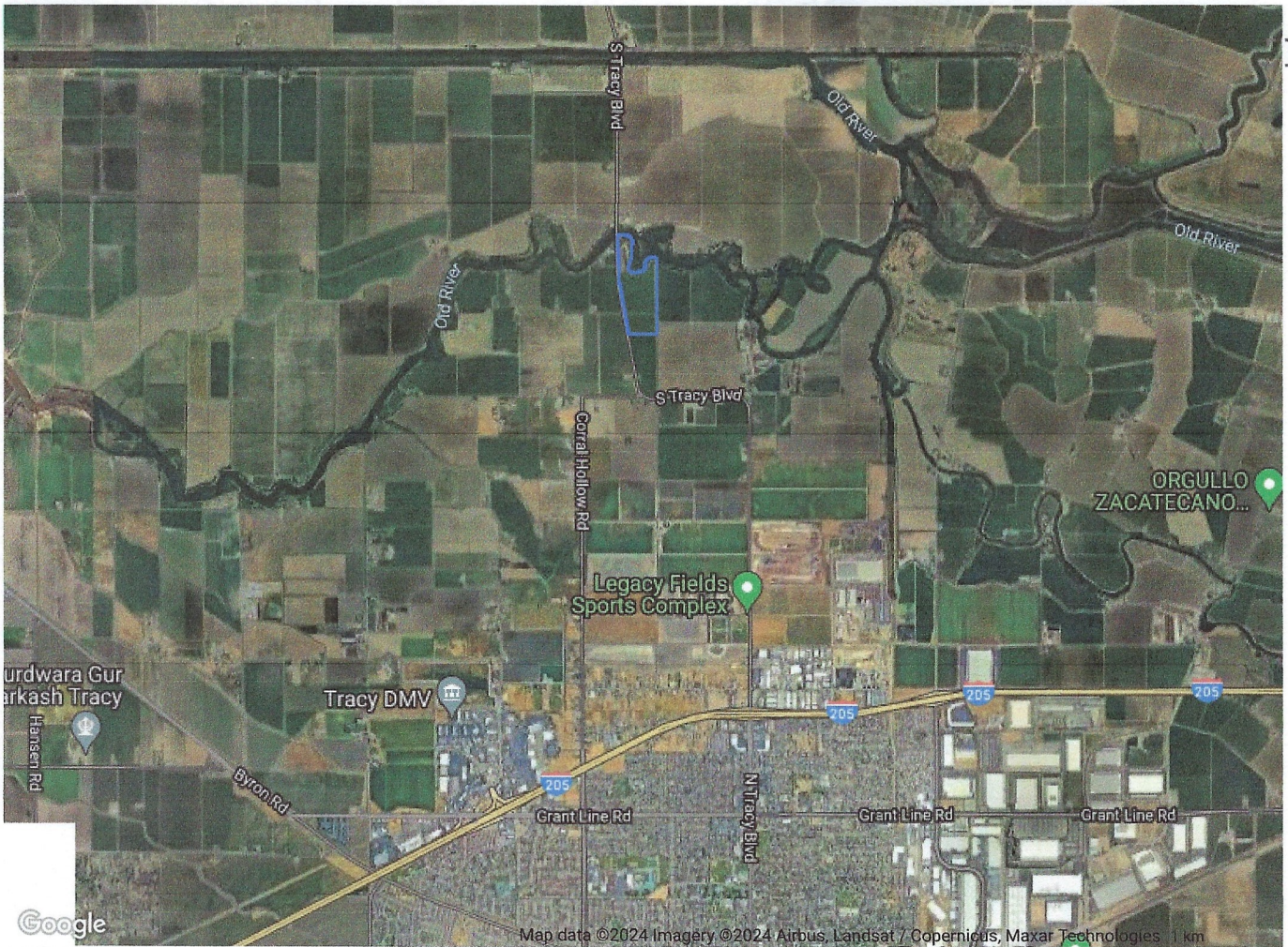
17308 S. TRACY BOULEVARD
TRACY, CA 95304

WONG ENGINEERS, INC.
4578 CENTER STREET, SUITE A
STOCKTON, CALIFORNIA (209) 496-0011
DATE: 01/22/24 L.S. 2000-
CHECKED: ZTV

NO.	DESCRIPTION	DATE	BY

UNAUTHORIZED CHANGES AND USES
THE DESIGNER PREPARED THIS MAP
AND IS NOT RESPONSIBLE FOR ANY
PARCEL MAP. ALL CHANGES TO THE
PREPARED BY THIS OFFICE MUST BE
APPROVED BY THE DESIGNER.



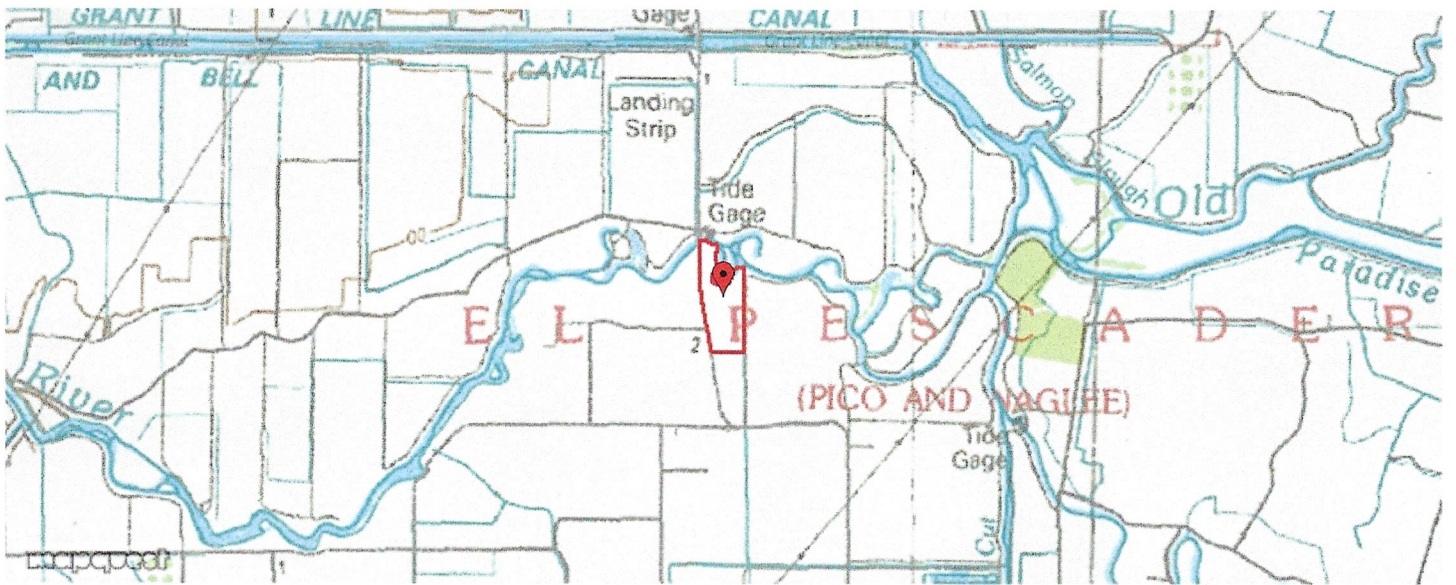
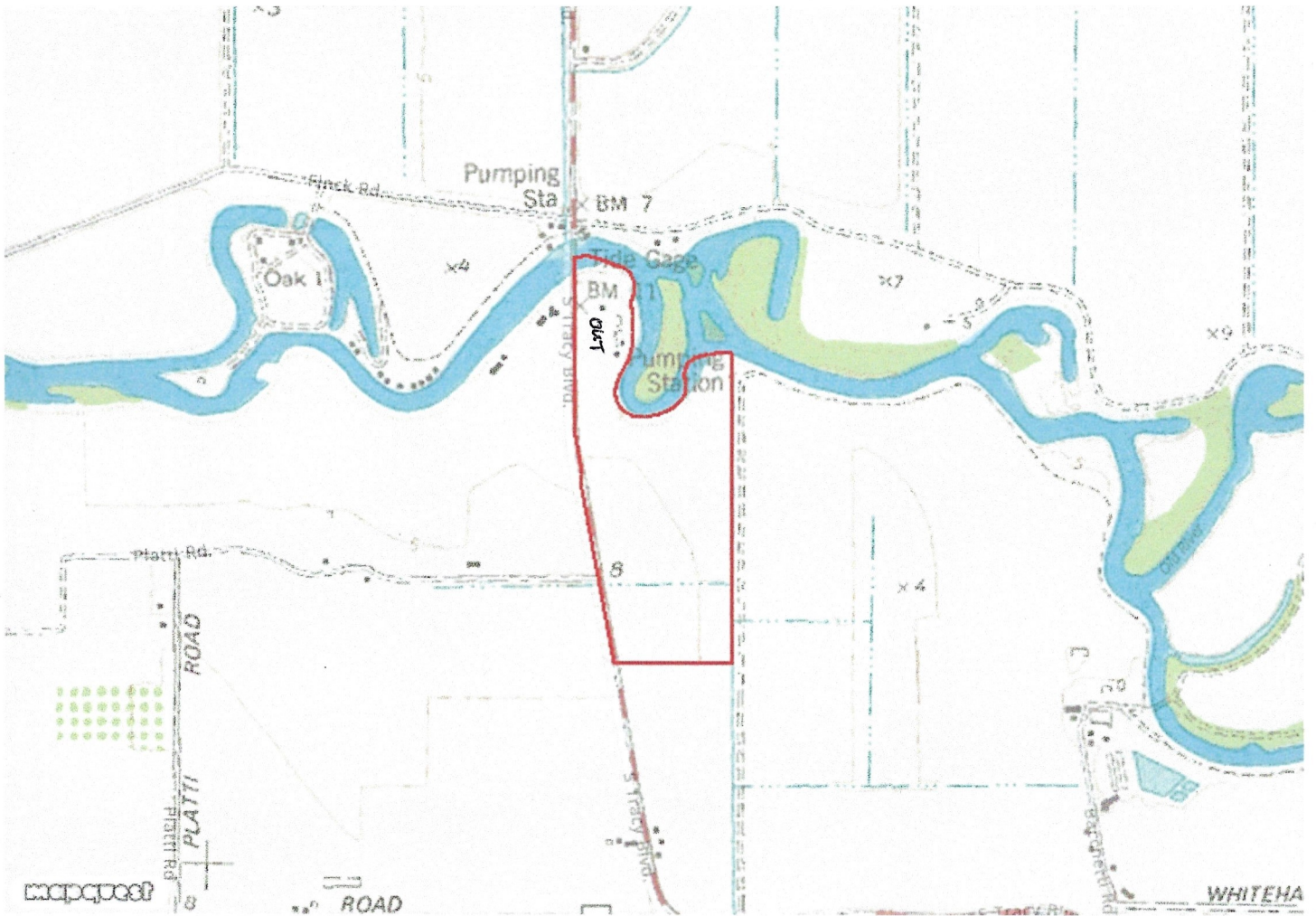


Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, 1 km



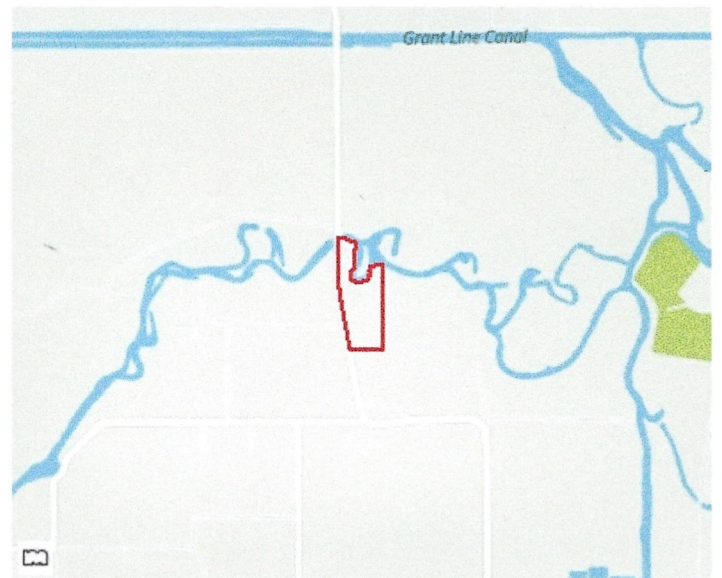
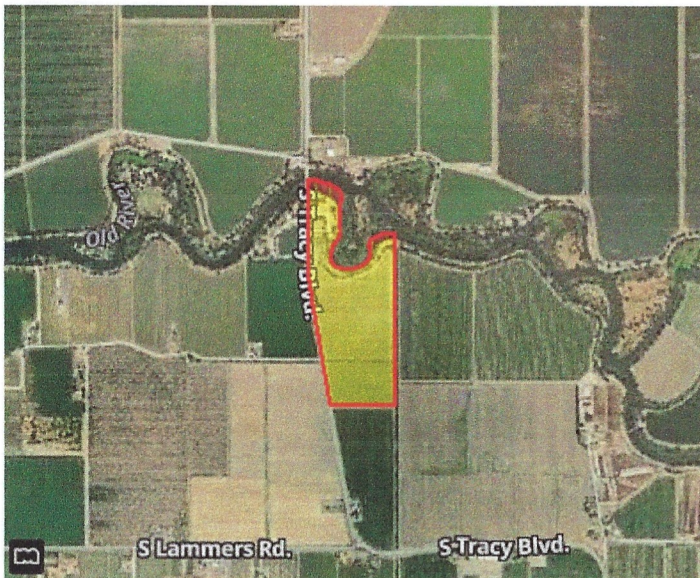
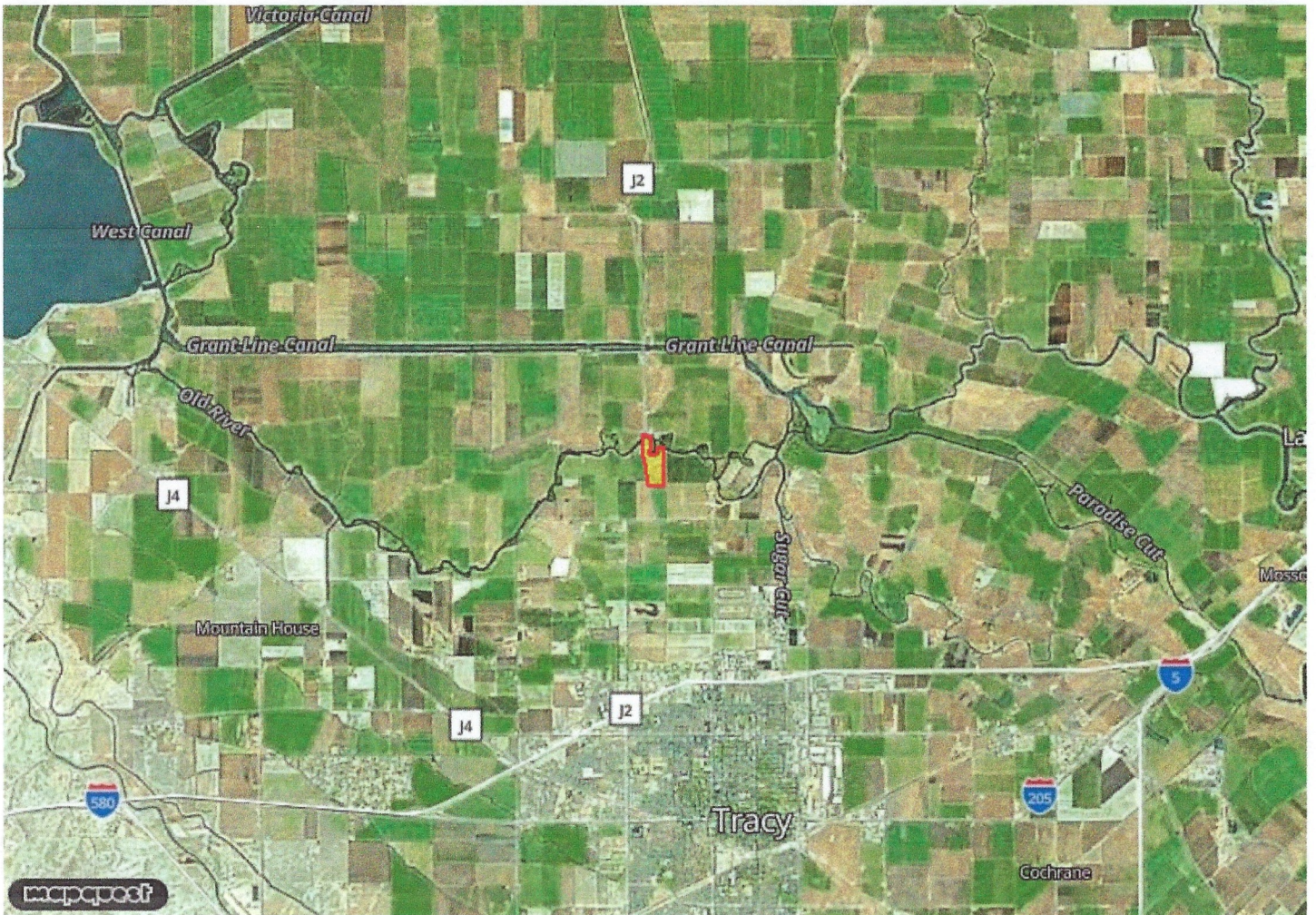
TOPOGRAPHY REPORT

17398 S TRACY BLVD TRACY CA 95304-9481



SOILS REPORT

17398 S TRACY BLVD TRACY CA 95304-9481







SOILS REPORT

17398 S TRACY BLVD TRACY CA 95304-9481

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	