



**FARM LAND**

**RANCHES**

**LAND INVESTMENTS**

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

**Two Rural Residential Building Sites**  
 Tracy, CA

**08/16**

**NEAR TOWN COUNTRY LIVING AT ITS BEST**

**Location:** *California Ave. north of I-205*

**Assessor's Parcels:**      *213-180-52      2.00 assessed acres*  
    *213-180-53      2.00 assessed acres*

**Development:**            *These parcels are located within an agriculture zone, however, single family residences are allowable with conditions. This is to be confirmed independently by all prospective purchasers.*

**Improvements Needed:**    *Domestic well, septic system, access road. All must be developed under permit with county standards and requirements in mind.*

**Access:**                      *It is envisioned that a suitable, all weather roadway be developed by the buyers to service both parcels from California Ave. This would include a new easement agreement involving the seller and the two purchasers of the two lots.*

**Hazard Zones:**              *These properties are located within a 1:100 year flood zone. There are known to be minimum foundation or living space elevation requirements which must be met in order to construct. Also must be independently confirmed.*

**Terms:**                        *Cash at close of escrow.*

**List Price:**                    *\$100,000 for each lot.*

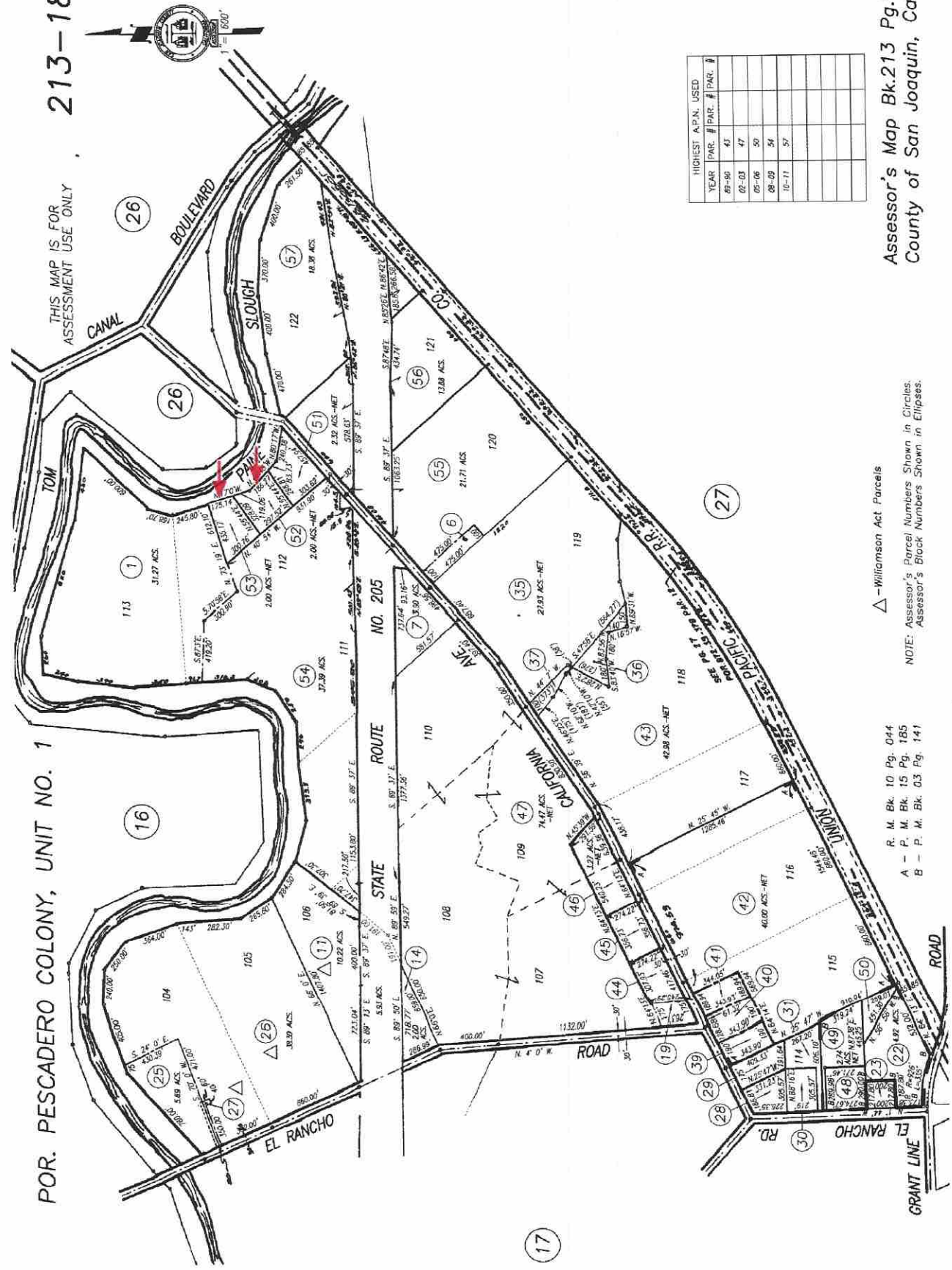
**Broker:**                        *W. Gary Reeve #00875626*  
    *(209) 484-7012 (M) [garyreeve@sbcglobal.net](mailto:garyreeve@sbcglobal.net)*

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

POR. PESCADERO COLONY, UNIT NO. 1

213-18

THIS MAP IS FOR ASSESSMENT USE ONLY



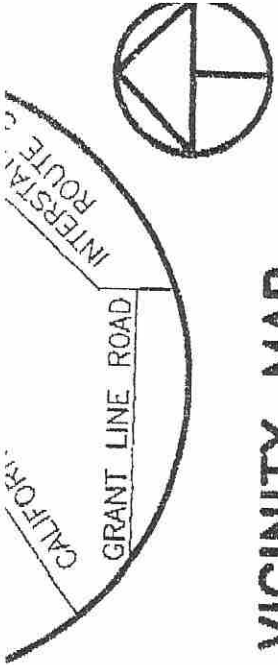
HIGHEST A.P.N. USED			
YEAR	PAR. # PAR. # PAR. #		
89-90	43		
02-03	47		
05-06	50		
08-09	54		
10-11	57		

△ - Williamson Act Parcels

NOTE: Assessor's Parcel Numbers Shown in Circles; Assessor's Block Numbers Shown in Ellipses.

R - M. Bk. 10 Pg. 044  
 A - P. M. Bk. 15 Pg. 185  
 B - P. M. Bk. 03 Pg. 141

Assessor's Map Bk.213 Pg.18  
County of San Joaquin, Calif.



**VICINITY MAP**  
NO SCALE

213-260-11  
DAVE COLLI

**PARCEL "2"**  
2.00 ACRES

**PARCEL "1"**  
2.33 ACRES NET  
2.65 ACRES GROSS

213-180-33  
RICHARD PIRES ETAL

**CALIFORNIA AVENUE**

213-180-01  
LILLIAN COLLI ETAL, TRUST

**PARCEL "3"**  
2.00 ACRES

**PARCEL "4"**  
37.65 ACRES NET  
37.72 ACRES GROSS

**UTE NO. 205**

