



Cleverlands Country Lot For Sale Tracy, CA

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

1/19

- Location:** *Approximately 5 miles from downtown Tracy on Bird Rd.*
- Assessor's Parcel Number:** *239-190-19, San Joaquin County.*
- Assessed Acreage:** *1.79*
- The Lot:** *With the county wide curtailment of the creation of building lots in the rural, agriculture areas, this property is a rare find. This is an ideal opportunity for a buyer to build the always desired country (dream) home.*
- Amenities Include:**
- Being located near the desirable community of Tracy.*
 - Not being in a hazard zone where flooding may occur.*
 - Two nice homes are located adjacent.*
 - Surroundings include a young almond orchard on two sides, a row of poplar trees separating this property from the nearby houses, and finally, a row of Oleanders along the frontage as a barrier from traffic noises.*
- Development:** *This property is located within an agriculture zone, however, a single family residence is allowable with conditions. This is to be confirmed independently by prospective purchasers.*
- Improvements Needed:** *Domestic well and septic system are required for development. All must be developed under permit with county standards and requirements in mind.*
- Utilities:** *Service availability should be confirmed by all prospective buyers.*
- Price & Terms:** *\$350,000. Cash at close of escrow.*
- Broker:** *W. Gary Reeve #00875626
(209) 484-7012 (M), garyreeve@sbcglobal.net*

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





- Legend**
- Selected Feature
 - Rivers
 - Water
 - Streets
 - Railroads
 - Railroad Main
 - Railroad Siding
 - Railroad Spur
 - Railroad Crossover
 - Railroad Yards
 - Parcels
 - County Limit
 - Cities
 - COUNTY
 - ESCALON
 - LATHROP
 - LODI
 - MANTECA
 - RIPOH
 - STOCKTON
 - TRACY
 - Other

Assessor's Map (PDF, popup)

Parcel Details

Parcel ID	23919019
Situs Number	
Situs Direction	
Situs Street	
Situs Type	
Situs City	
Parcel SqFt	77972.00
Parcel Acres	1.79
WA Contract	
WA Acres	
WA Renewal	0
WA Category	

Districts

City	TRACY
PlanningArea	
GPCommunityName	
GPCommunityType	
GenPlan	AG
Zoning	AG-40
SupervisorDist	5
SphereOfInfluence	
MuniAdvisoryCouncil	
EnterpriseZone	
HighSchoolDist	TRACY UNIFIED
ElemSchoolDist	BANTA
FireDistrict	TRACY RURAL
FireService	TRACY RURAL
JusticeDistrict	M-R-E-T WEST
FireHazardArea	
SubdivideExpansive	EXPA
SJAFCA	
AirportAGI	
ServicesSewer	none
ServicesWater	none
ServicesStorm	none
IrrigationDist	BCID
ReclamationDist	
PhoneService	AT&T
AgriculturalPreserve	R-69-C1
TractBlkgrp	55.00 02
TrafficZone	580
SheriffBeat	8
SheriffFRD	439
ZipCode	95304
PostOffice	TRACY
HtnHouseGeoDistrict	
HtnHouseCSD	
NoiseContour	
GIS_APN	23919019



San Joaquin County District Viewer
San Joaquin County Geographic Information Systems
 1810 East Hazelton Avenue, Stockton, California
 95205











