FARM LAND

RANCHES

LAND INVESTMENTS

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

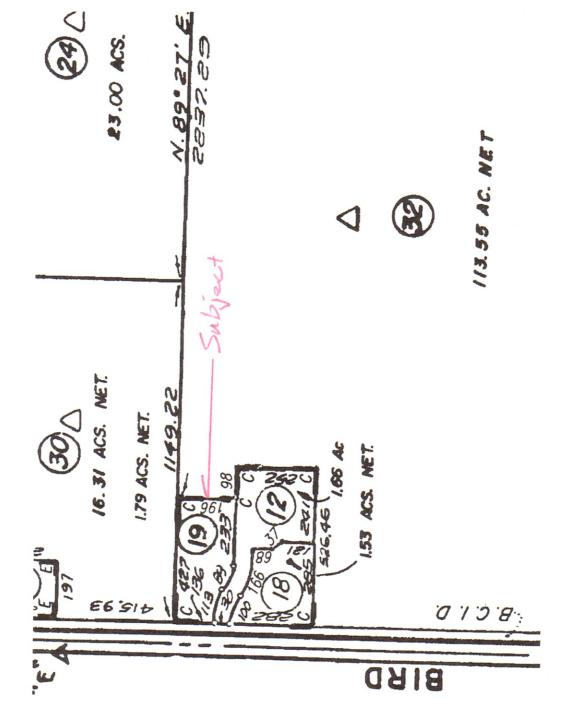
(209) 484-7012 (M), garyreeve@sbcglobal.net

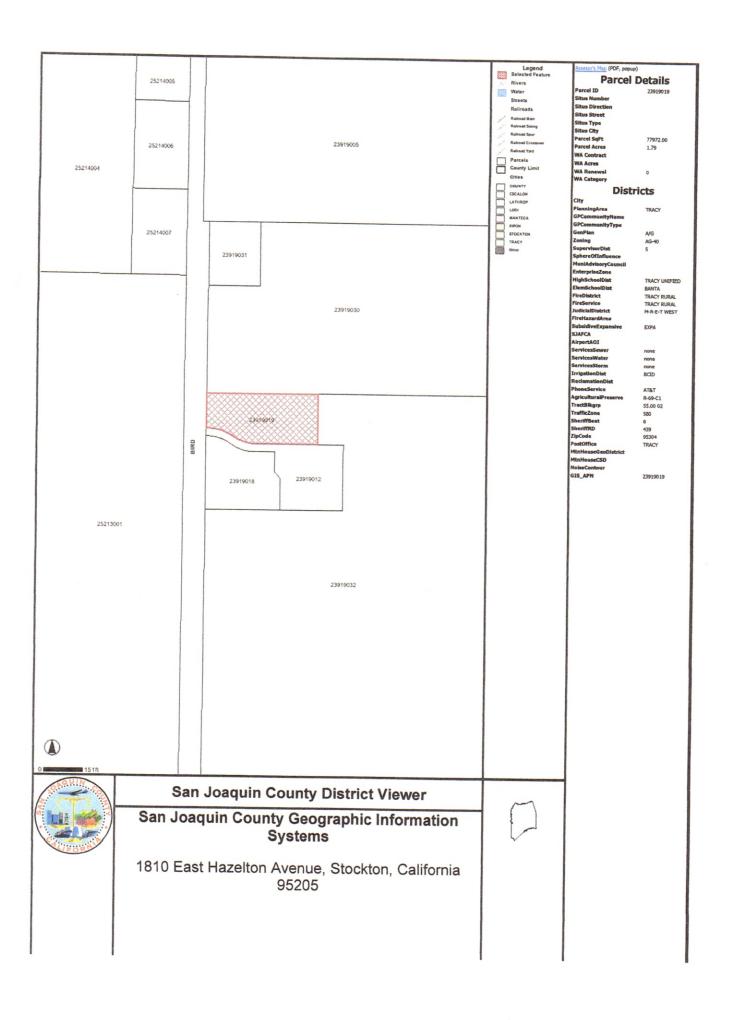
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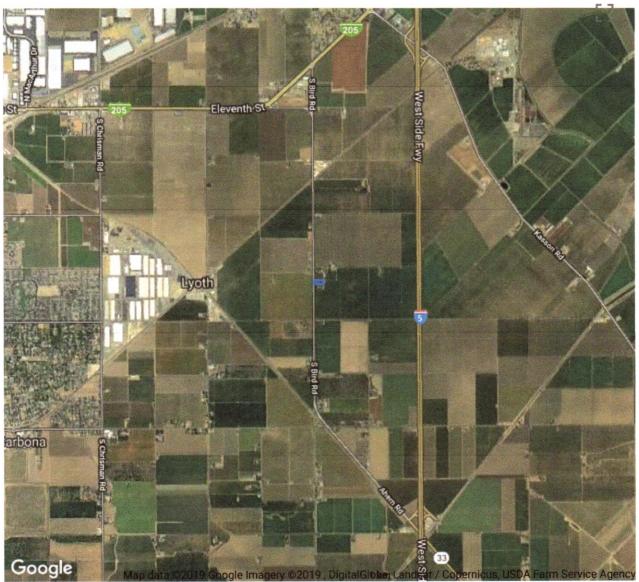


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