



## COUNTRY HOMESITE For Sale

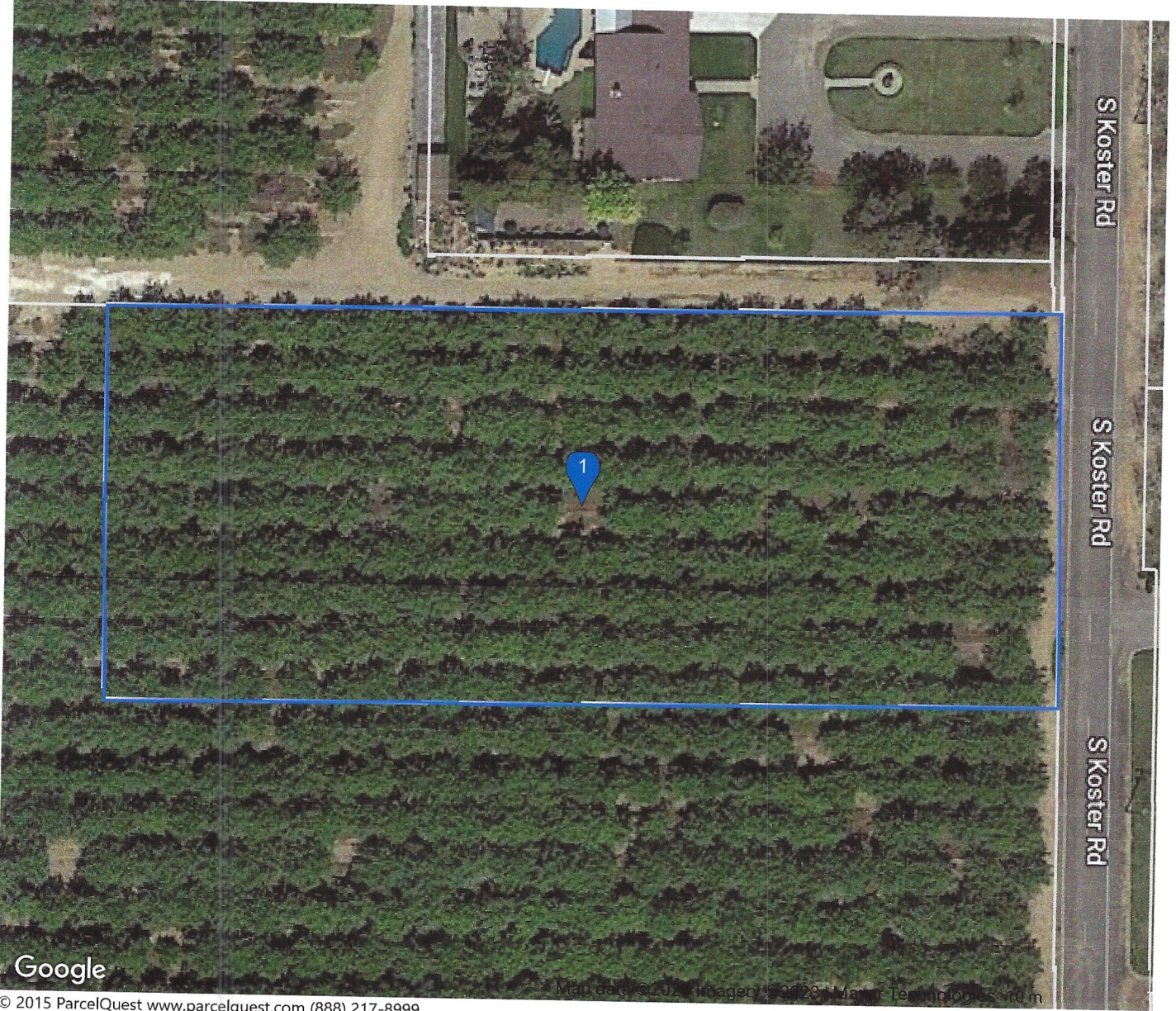
Tracy, CA

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

- Location:** S. Koster Rd., Tracy, CA 95304
- Assessor's Parcel #:** 255-090-64
- Total Assessed Acres:** 1.914
- Neighborhood:** The South Koster Rd. area has nice homes, little traffic and surroundings of well kept orchards and irrigated fields.
- Schools:** Just down Koster Rd. is located the Delta Charter School and the New Jerusalem School District campus.
- Access:** 185.68 feet of frontage along Koster Rd., a county maintained, paved roadway.
- Hazard Zones:** None known. Not designated within a 1:100 year flood zone.
- Current Use:** Planted to Butte and Padre variety almonds and operated by the owner who also owns the neighboring orchards. Future income may be available, subject to a new lease agreement.
- Water:** Property is currently watered by Banta Carbona Irrigation District as integrated through the neighboring property. Buyer will be subject to annual BCID assessments, however, no delivery system for district water is included in this offering.
- Utilities:** Pole line utilities available along Koster Rd. A new home would require permitting and a new domestic well and septic system.
- List Price/Terms:** \$350,000 cash.
- Contact:** Gary Reeve, Broker #00875626, (209) 484-7012  
garyreeve@sbcglobal.net

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





S Koster Rd

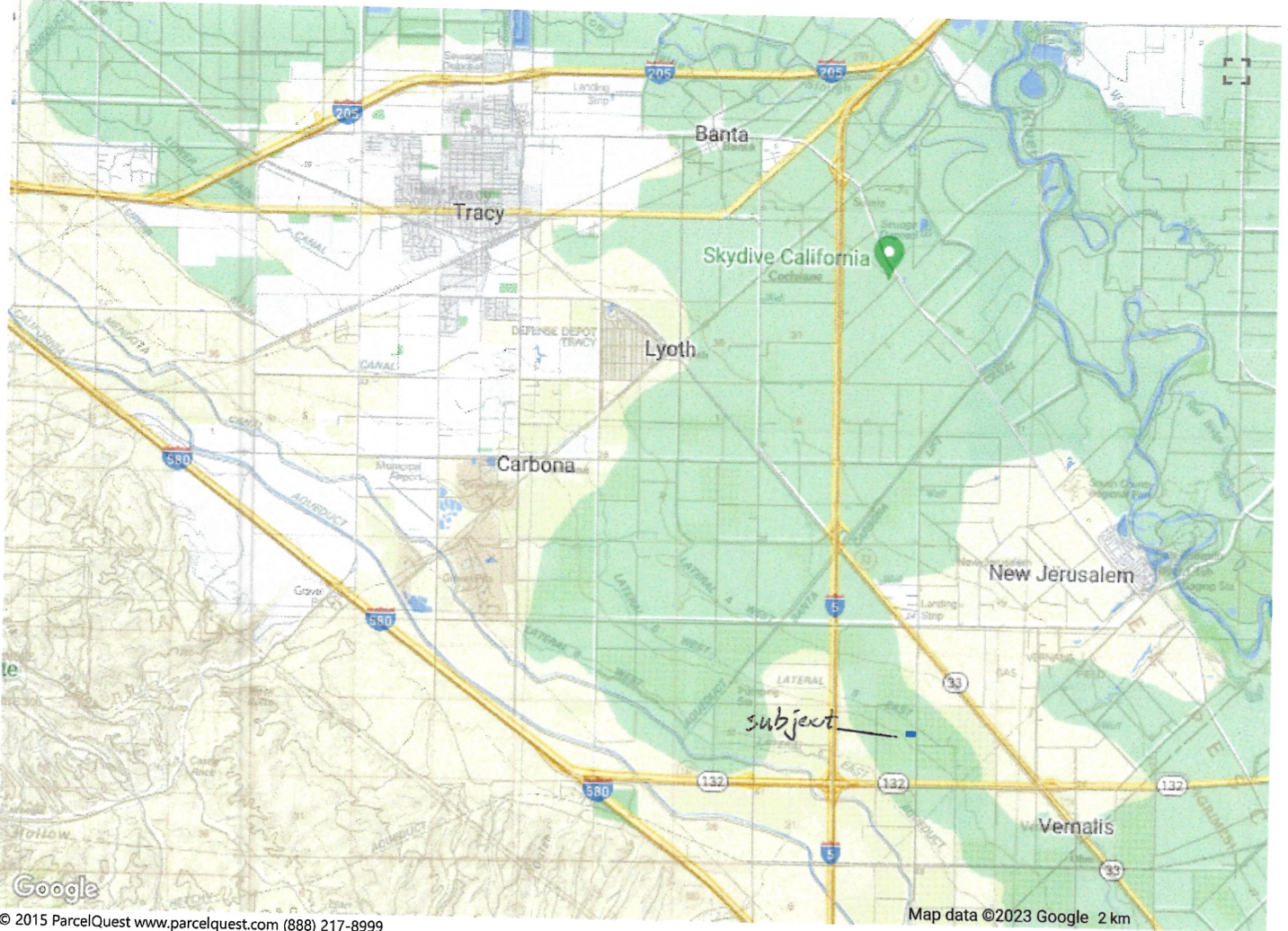
S Koster Rd

S Koster Rd

Google

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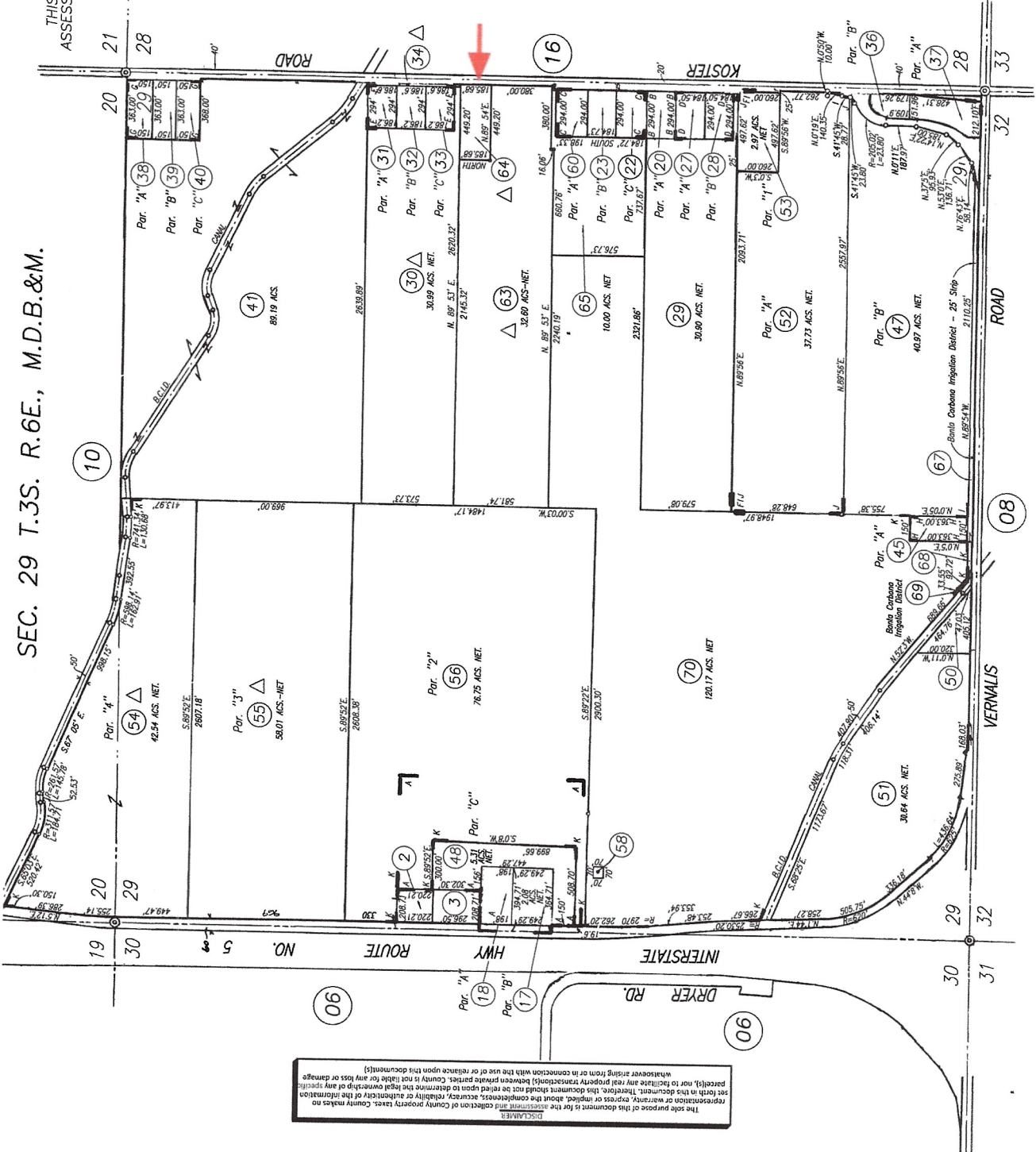
SEC. 29 T.3S. R.6E., M.D.B.&M.

THIS MAP IS FOR  
ASSESSMENT USE ONLY

255-09



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- A - R. S. Bk. 26 Pg. 196
- B - R. S. Bk. 26 Pg. 146
- C - P. M. Bk. 03 Pg. 169
- D - P. M. Bk. 03 Pg. 168
- E - P. M. Bk. 08 Pg. 017
- F - P. M. Bk. 09 Pg. 207
- G - P. M. Bk. 12 Pg. 037
- H - P. M. Bk. 12 Pg. 036
- I - R. S. Bk. 28 Pg. 158
- J - P. M. Bk. 20 Pg. 043
- K - P. M. Bk. 20 Pg. 161

△ - WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED	YEAR	PAR. #	PAR. #	PAR. #
	07-08	62		
	09-10	64		
	22-23	66		
	23-24	68	70	

Assessor's Map Bk.255 Pg.09  
County of San Joaquin, Calif.  
NOTE: Parcel Numbers Shown in Circles,  
Assessor's Block Numbers Shown in Ellipses.