



R & S Farms, Inc., D.B.A.:

Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

• **RANCHES**

• **LAND INVESTMENTS**

37 1/2 W. 10th St.

Tracy, CA 95376

(209) 835-2002

Fax (209) 835-2008

garyreeve@sbcglobal.net

For Sale

Prime Farm Land with Future Development Potential

46.78 Assessed acres, Tracy, CA

Location:	At the Southwest corner of the Cabe Rd. & Chrisman Rd. Intersection. 24427 S. Chrisman Rd.
Assessor's Parcel Number:	250-160-11
Irrigation Source:	West Side Irrigation District
Soils:	Capay Clay leveled to grade
Leases:	Currently leased for agriculture production
Buildings:	1,144 sq. ft. house, currently uninhabited. Shop building
Zoning:	AU-20 (Agriculture Urban Reserve)
General Plan:	AUR (Agriculture Urban Reserve) County UR1 (Urban Reserve) City of Tracy
Williamson Act:	Not currently under contract, to be confirmed by buyer.
Development Potential:	The city General Plan vision for the UR1 area includes primarily residential uses, with a small amount of commercial uses, parks and public schools to support the residential neighborhoods.
Access:	Several thousand linear feet of frontage on two county maintained, paved roads.
Cropping:	For several decades, this property has produced predominantly vegetables and row crops. It is very likely to be well suited for orchard development and production.

Terms:

All cash at close of escrow.

List Price:

\$2,805,000.00

Contact Broker:

**Gary Reeve
(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.**



250-16



△ - WILLIAMSON ACT PARCELS

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Assessor's Map Bk.250 Pg.16
County of San Joaquin, Calif.

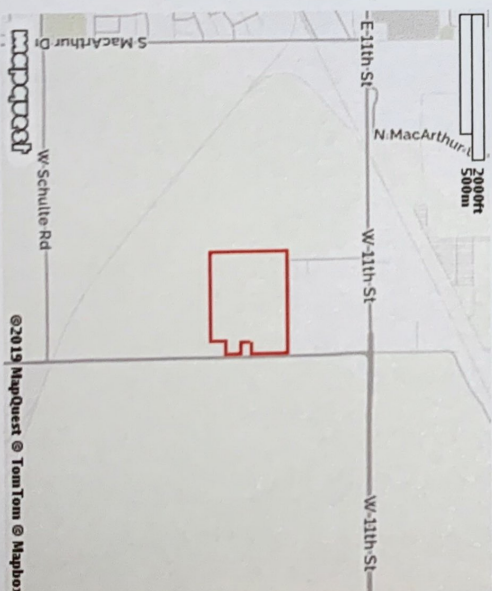
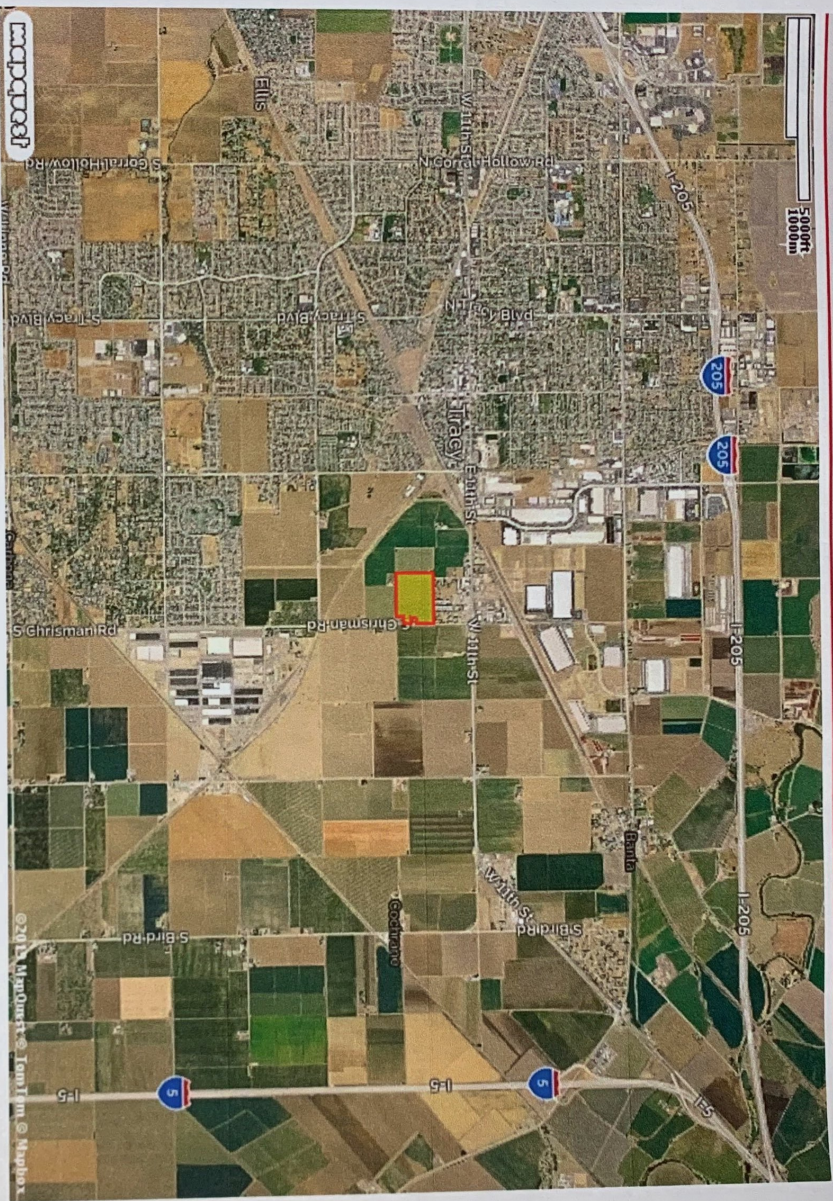


PARCELQUEST

APN: 250-160-110-000

SOILS REPORT

24427 S CHRISMAN RD TRACY CA 95304



Call us 888-217-8999
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SOILS REPORT

24427 S CHRISMAN RD TRACY CA 95304

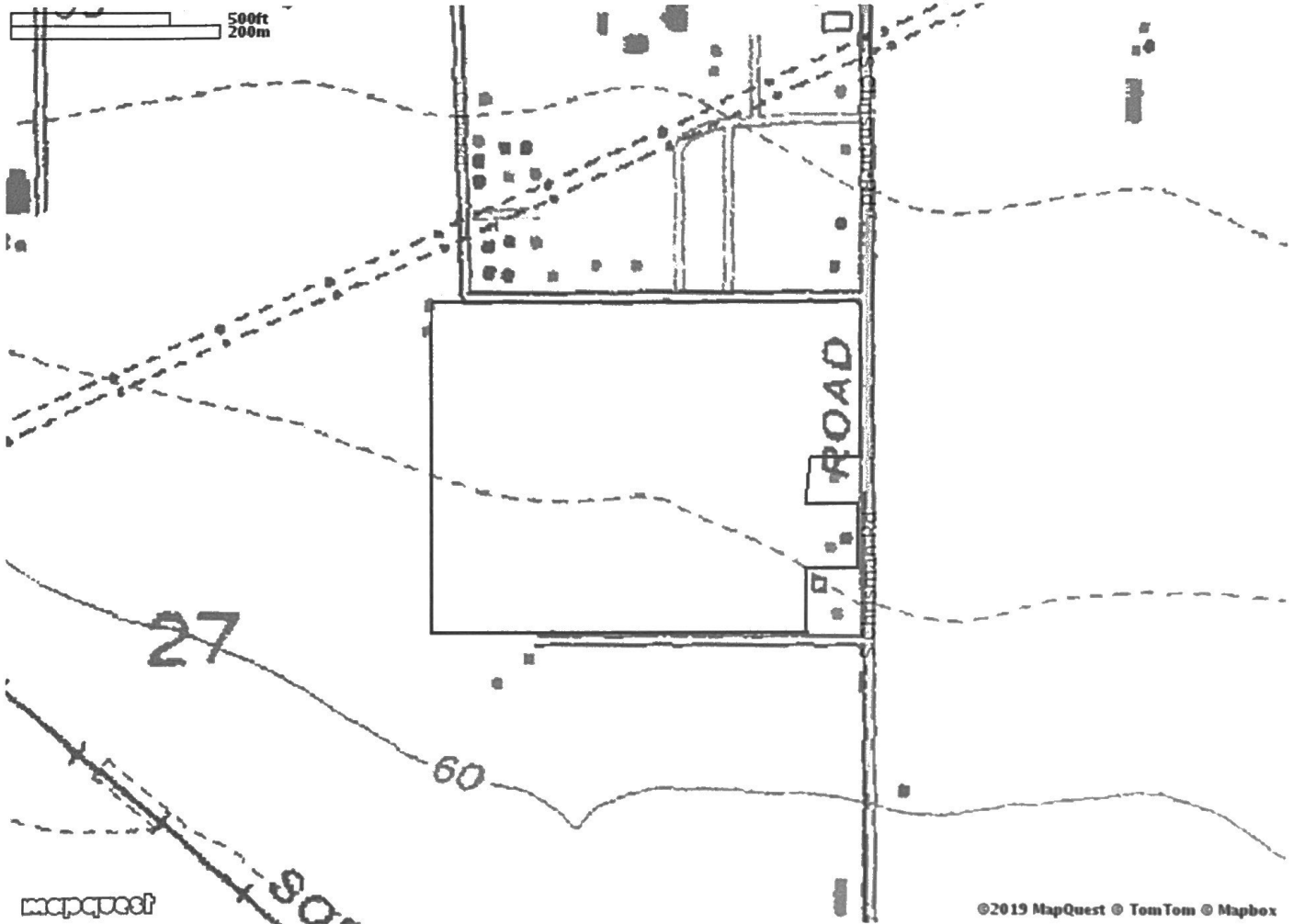
USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0118 Capay clay, 0 to 2 percent slopes	1	2	4	44	47.558	99.99
■	1122 Capay-Urban land complex, 0 to 2 percent slopes	1	2	4	44	.003	.01
Total Acres:						47.561	

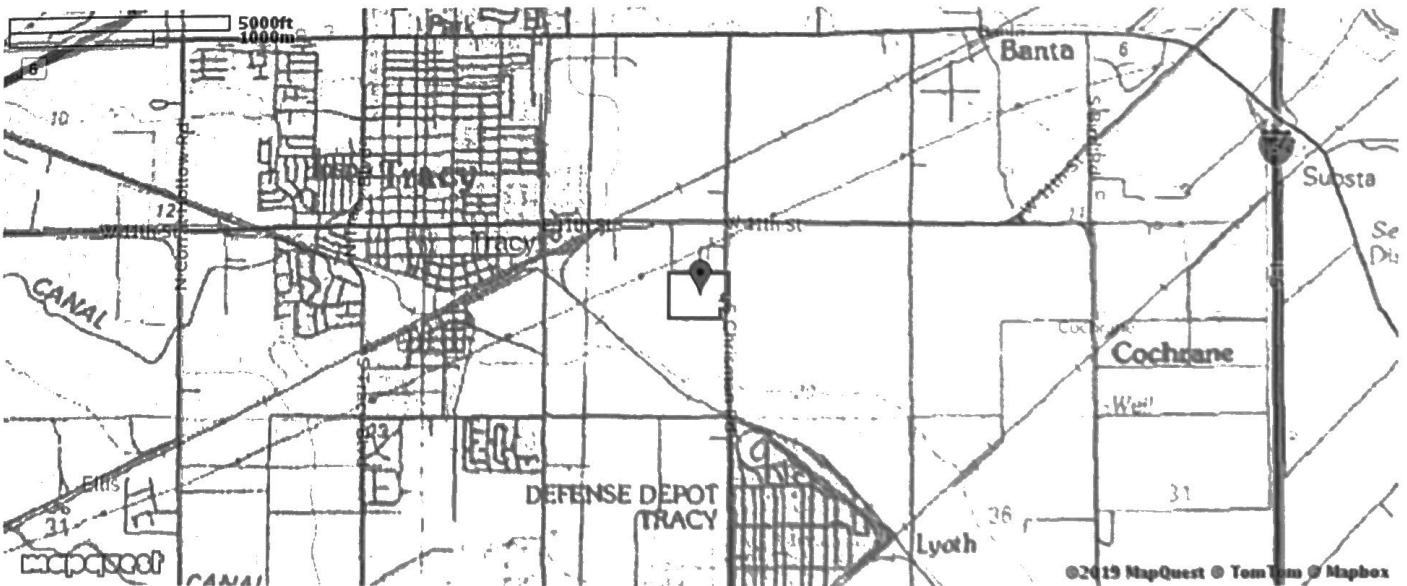


TOPOGRAPHY REPORT

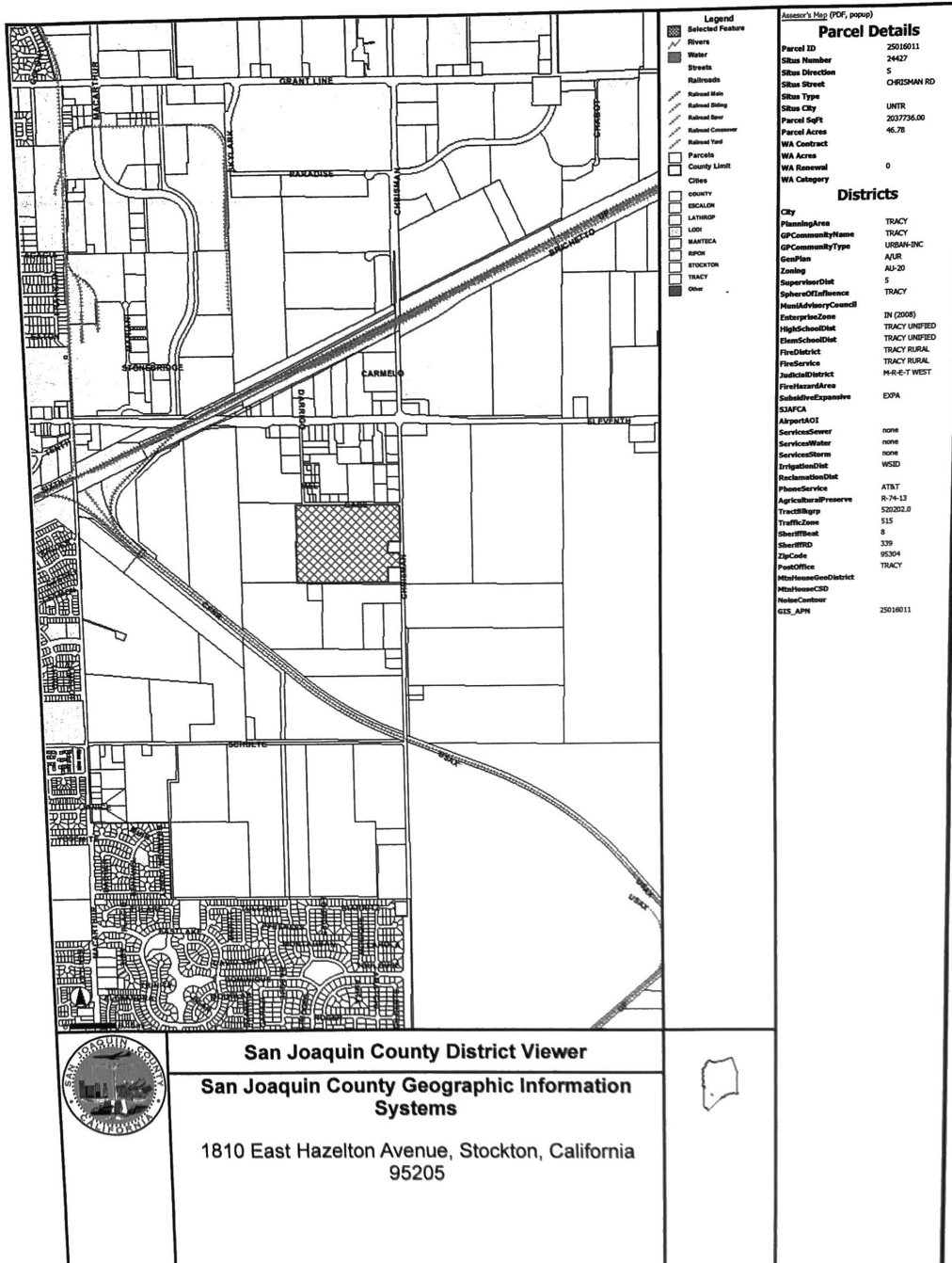
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