



37 1/2 W. 10th St.
 Tracy, CA 95376
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For Sale:
The Grunauer Ranch

Irrigated Farm Land with Surface Water
 San Joaquin County, California

Location: 14950 Grimes Rd., Tracy

Assessor's Parcels: A.P.N.s: 189-050-08 2.40 acres
 189-050-22 301.50 acres
 189-050-37 8.70 acres

Total Acres Assessed: 312.60 acres

Irrigation Source: Old River under License for Diversion and Use of Water. Flood gate, canals and lift pumps deliver water to the property in a system shared with an adjoining property owner.

Drainage: On site drain pump to Grant Line Canal.

Soils:	Soil Type	Approximate % Of Ranch	Storie Index
	204 Peltier Mucky Clay Loam	54.89%	34
	197 Merritt Silty Clay Loam	23.68%	67
	232 Ryde Clay Loam, Sandy Substratum	19.11%	36
	230 Ryde Clay Loam	2.33%	40
	Taken from Soil Survey of San Joaquin County, issued October, 1992.		

Current Uses: Vegetable, row and field crop production.

Access: By way of Grimes Rd.

Notes: This property has been farmed for several years by an excellent row crop farm entity which has specialized in tomato production. This land may be suited, with the correct varieties, for permanent cropping. Almonds have been recently planted to a nearby property by the current tenant of the subject property.

Additional Notes: This property is located within the south delta region. Surface water use is historical and documented. For water rights, this region is noted for its abundance and priority. All aspects of water rights should be independently verified by potential buyers.

Mineral Rights: Not included in this offering.

Flood Information: Property is included in a 1:100 year flood zone.

Possession: Currently leased for agriculture production

Asking Price: \$4,800,000

Terms: All cash or other terms acceptable at Owner's sole discretion.

Contact Broker: W. Gary Reeve
(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.

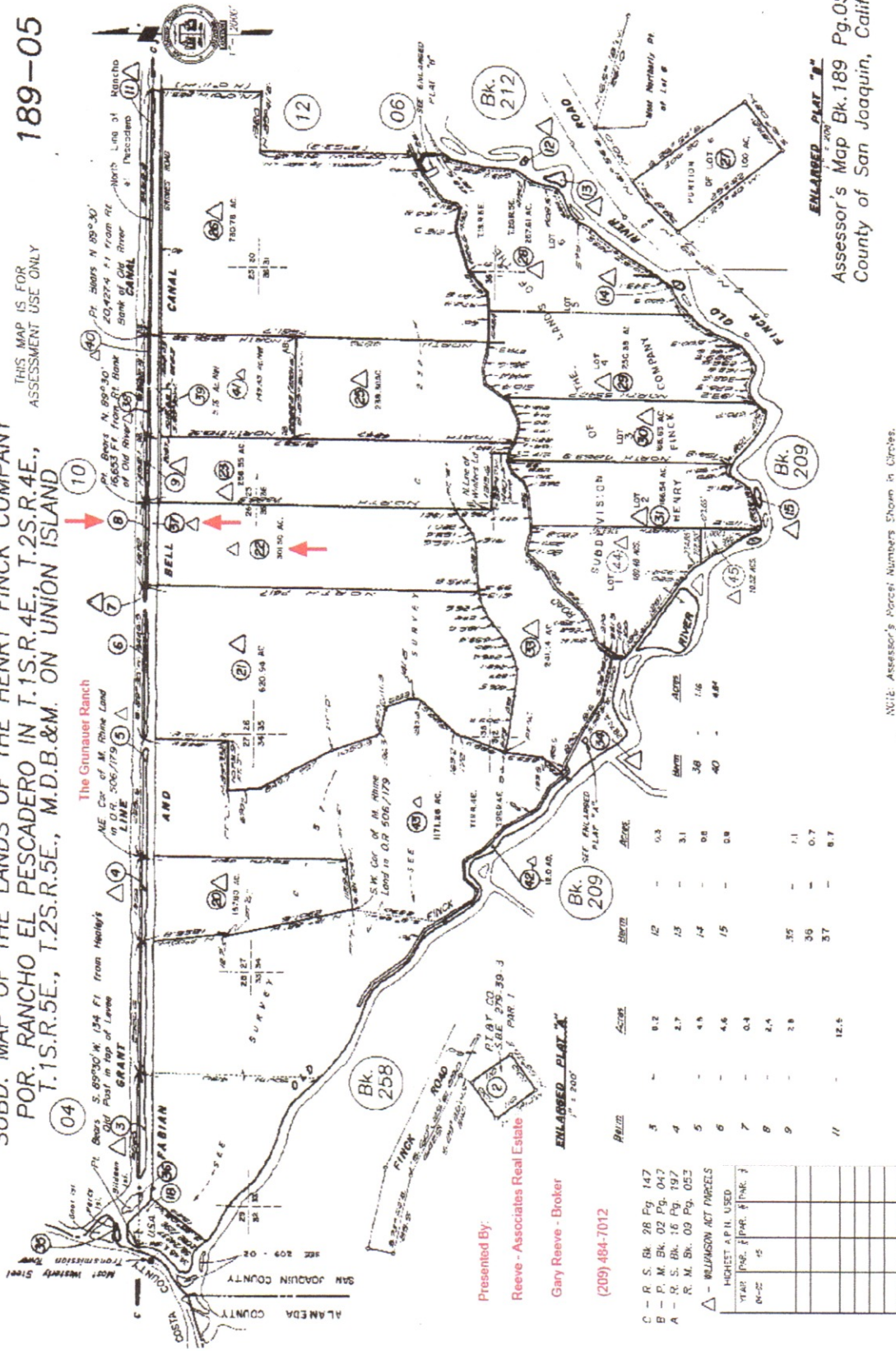


Parcel Map page 1 of 1 San Joaquin, CA

**SUBD. MAP OF THE LANDS OF THE HENRY FINCK COMPANY
FOR RANCHO EL PESCADERO IN T.1S.R.4E., T.2S.R.4E.,
T.1S.R.5E., T.2S.R.5E., M.D.B.&M. ON UNION ISLAND**

THIS MAP IS FOR
ASSESSMENT USE ONLY

189-05

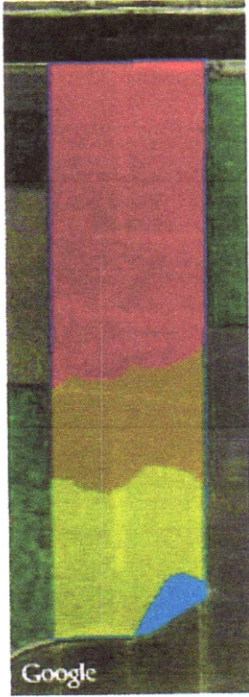


Assessment

Total Value: **\$794,618**
 Land Value: **\$790,305**
 Impr Value: **\$4,313**
 Other Value:
 % Improved: **0%**
 Exempt Amt:

Use Code: **450**
 Tax Rate Area: **122-024**
 Year Assd: **2015**
 Property Tax:
 Delinquent Yr:
 HO Exempt: **N**

Use Type: **AGRICULTURAL**
 Zoning:
 Census Tract: **39.00/1**
 Price/SqFt:



Symbol	Name	Grade Comp. Slope.	Irr Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
197	Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		72.743	23.68%
204	Peltier mucky clay loam, partially drained, 0 to 2 percent slopes	1	3	4	34	168.647	54.89%
230	Ryde clay loam, partially drained, 0 to 2 percent slopes	1	3	4		7.149	2.33%
232	Ryde clay loam, sandy substratum, partially drained, 0 to 2 percent slopes		3	4	36	58.716	19.11%
						307.255	

