



R & S Farms, Inc., D.B.A.:
Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

• **RANCHES**

• **LAND INVESTMENTS**

Young Walnuts For Sale Good Water Rights

Tracy, CA

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

Location: 32200 & 32600 S. Koster Rd., Tracy, CA 95304

Assessor's Parcel #s: 255-150-34 40.85 acres
255-150-35 40.91 acres

Total Assessed Acres: 81.76

Walnuts:
Planting Date: 2014
Variety: Chandler
Root Stalk: Paradox
Spacing: 24' X 17'

Irrigation System: Pressure pump and filter system. Solid Set sprinklers.

Irrigation Source: Banta Carbona Irrigation District which has historically been a reliable source of good quality, moderately priced irrigation water.

Soils: Mostly Capay Clay (See soil report attached).

Access: Approximately 2,025 feet of frontage along Koster Rd., a county maintained, paved roadway.

Hazard Zones: None known. Not designated within a 1:100 year flood zone.

Mineral Rights: ½ of Oil, Gas and Hydrocarbons are believed to have been reserved.

Leases: Property is not subject to an existing lease, it is currently owner operated.

Parcels: Property is believed to consist of two legal parcels, to be confirmed by buyer.

Yields: To follow.

Notes: This is a desirable property with excellent water rights and productive soils. The trees show that they have been very well cared for and are nearly at the beginning of full production years. There are two legal parcels and the owner may consider selling them separately, as these would make nice homesites. This property is in the close proximity of the highly regarded Delta Charter School.

List Price: \$3,884,000

Terms: Cash.

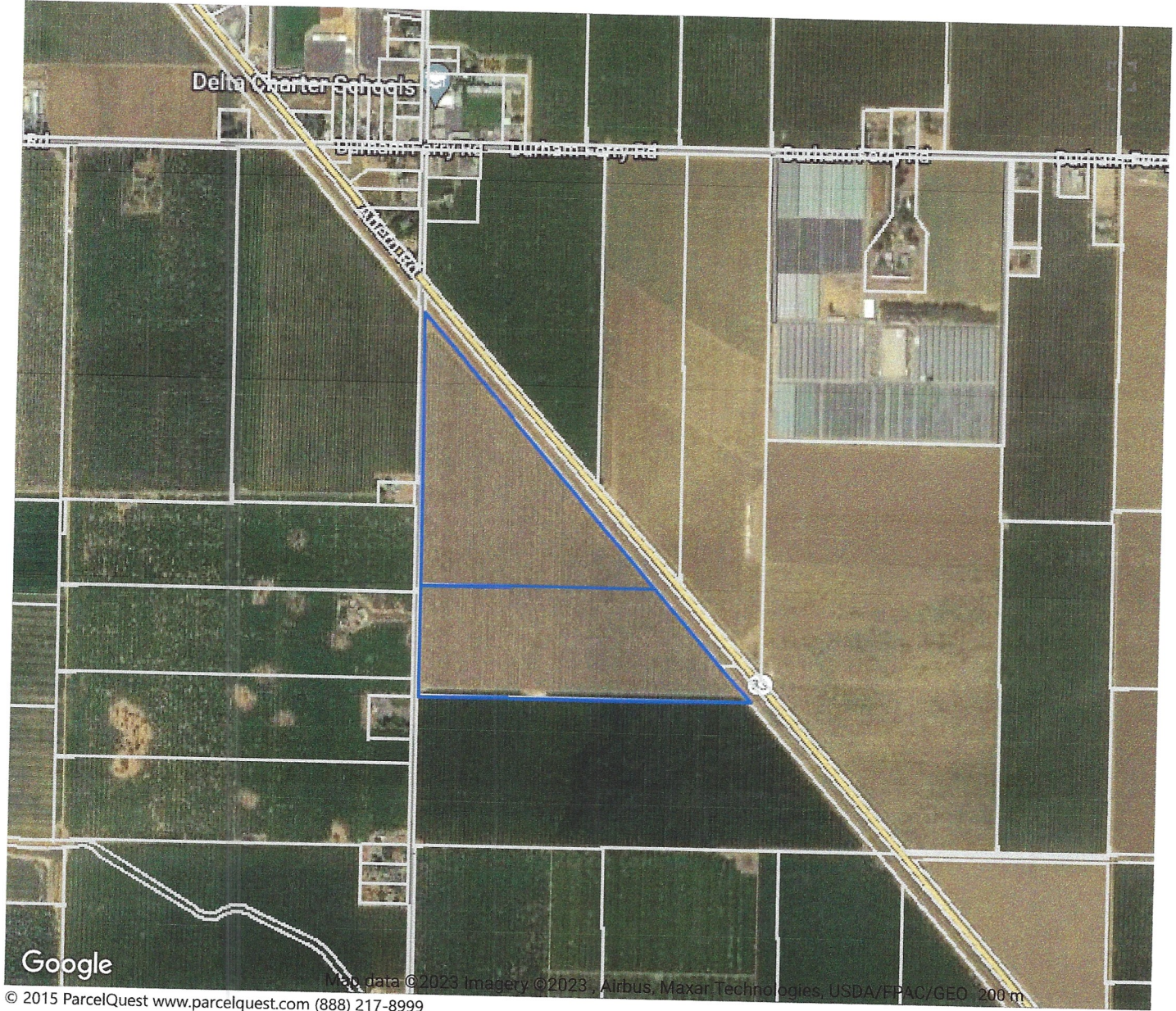
Broker: W. Gary Reeve
#00875626

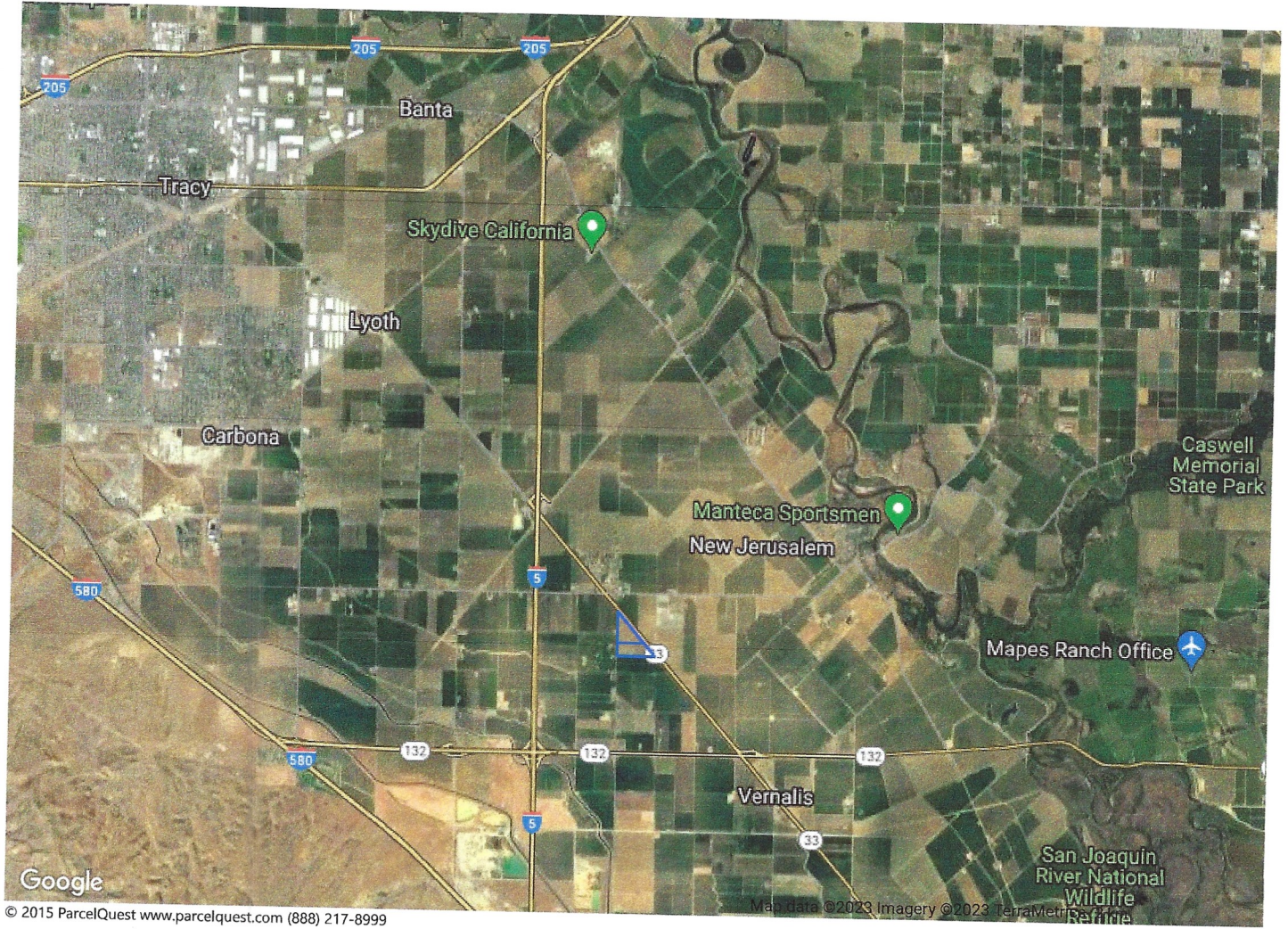
Telephone: (209) 484-7012

Email: garyreeve@sbcglobal.net

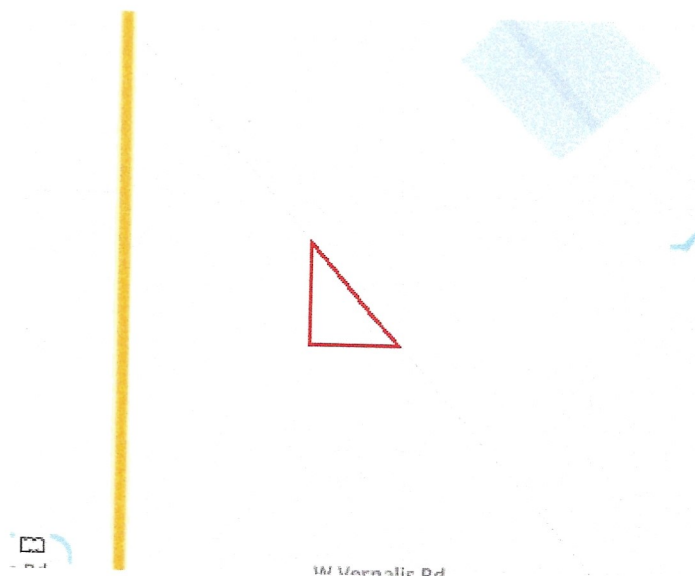
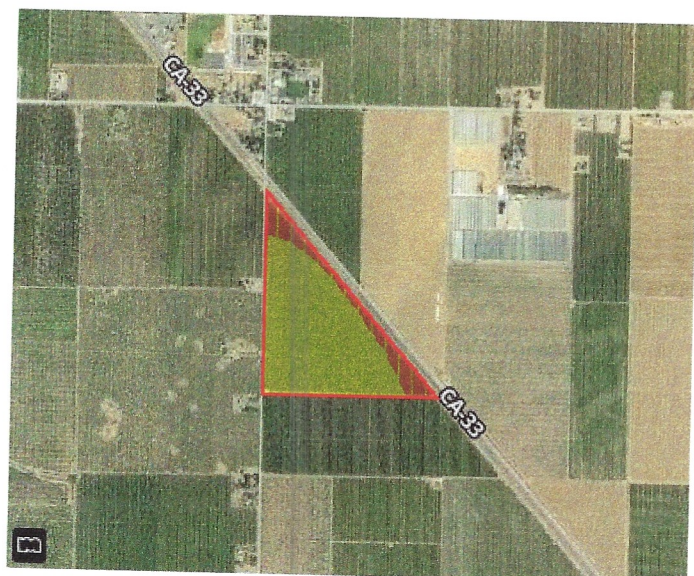
THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.







MULTI PARCEL SOILS REPORT





MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin, CA
Number of Parcels: 2
Total Parcel Acreage: 81.76
Parcels Included: 255-150-340-000, 255-150-350-000

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	70.149	83.28
	1121 Capay clay, wet, 0 to 2 percent slopes	1	2	4	40	14.080	16.72
Total Soil Acres:						84.229	

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SEC. 21 T.35.R.6E.,M.D.B.&M.

255-15

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.



M-APP-VG/CIS
1"=600'

LEGEND

Example of a Standard
Assessor's Parcel Number (APN)
000-000-000-000
Book Page or Parcel Block Number Internal Use
R.M. = Recorded Subdivision Map
P.M. = Recorded Parcel Map
R.S. = Recorded Survey Map

Williamson Act Parcel
Assessor's Book Boundary

- A- P.M. BK. 05 PG. 011
- B- P.M. BK. 06 PG. 012
- C- P.M. BK. 10 PG. 052
- D- R.S. BK. 32 PG. 098
- E- P.M. BK. 22 PG. 194
- F- P.M. BK. 25 PG. 031
- G- P.M. BK. 26 PG. 178

SAN JOAQUIN COUNTY ASSESSOR'S PARCEL NUMBER ISSUED PER ROLL YEAR		
ROLL YEAR	PAR #	PAR #
04-05	32	
05-06	33	
06-07	34	
07-08	35	
08-09	36	
09-10	37	

BK. 255 PG. 15

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SAN JOAQUIN, CA
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ASSESSOR'S MAP NUMBER 2007

