



For Sale
Cedar Avenue Land
Tracy, Ca.

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

- Location:** *20210 Cedar Ave.*
- Acreage:** *19.51 assessed acres,
20.22 deeded acres.*
- Assessor's Parcel:** *213-260-29, San Joaquin County*
- Irrigation Source:** *A concrete lined irrigation ditch delivers water from the Pescadero Reclamation District, which has historically been a proven source of abundant, reasonably priced irrigation water. This district carries a Pre- 1914 water right.*
- Soils:** *Excellent, productive soils of the Columbia, Grangeville and Merritt classifications (see soil information attached).*
- Drainage:** *On site open drain ditch.*
- Potential Homesite:** *A quiet location on a paved county road with very little traffic, being a road with no outlet.*
- Zoning:** *AG-40*
- Possession:** *Subject to Tenant's rights.*
- Hazard Zone:** *The property is located in a 1:100 year flood zone.*

Uses: *Currently used for irrigated row and field crop production.*

Conservation Easement: *15.75 acres is encumbered by a conservation easement which precludes future uses of permanent crops and buildings. Unencumbered land is approximately 3.76 acres.*

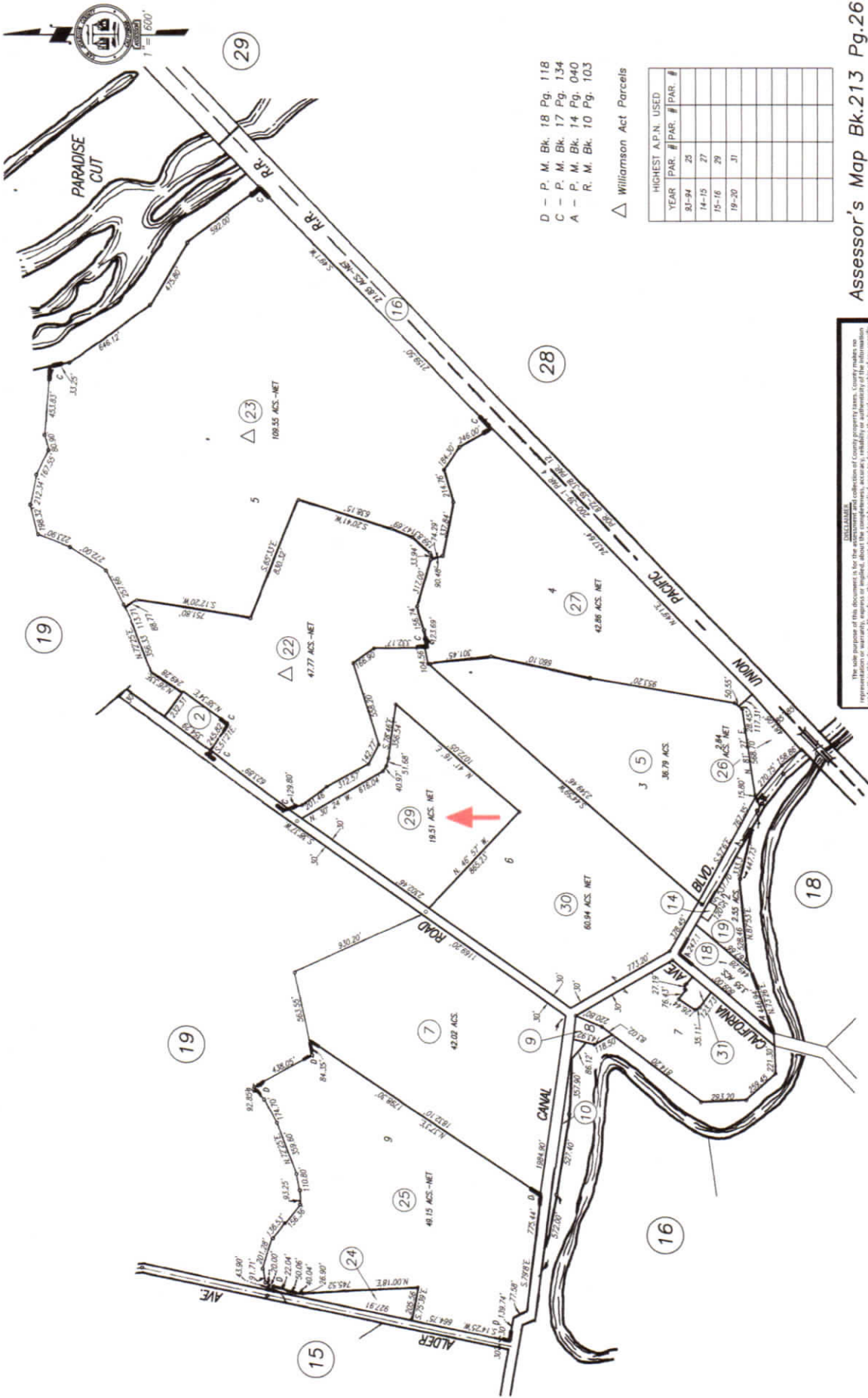
List Price: *\$610,000*

Terms: *All cash at close of escrow, or other terms acceptable to seller.*

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.





- D - P. M. Bk. 18 Pg. 118
- C - P. M. Bk. 17 Pg. 134
- A - P. M. Bk. 14 Pg. 040
- R. M. Bk. 10 Pg. 103

△ Williamson Act Parcels

HIGHEST A.P.N. USED	
YEAR	PAR. # PAR. #
81-94	25
14-15	27
15-16	29
19-20	31

DISCLAIMER
The sole purpose of this document is for the assessment and collection of County property taxes. County makes no warranty as to the accuracy of the information contained herein. This document should not be relied upon to determine the legal ownership of any parcel, nor to facilitate any real property transactions between private parties. County is not liable for any loss or damage whatsoever arising from its connection with the use of or reliance upon this document(s).

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.



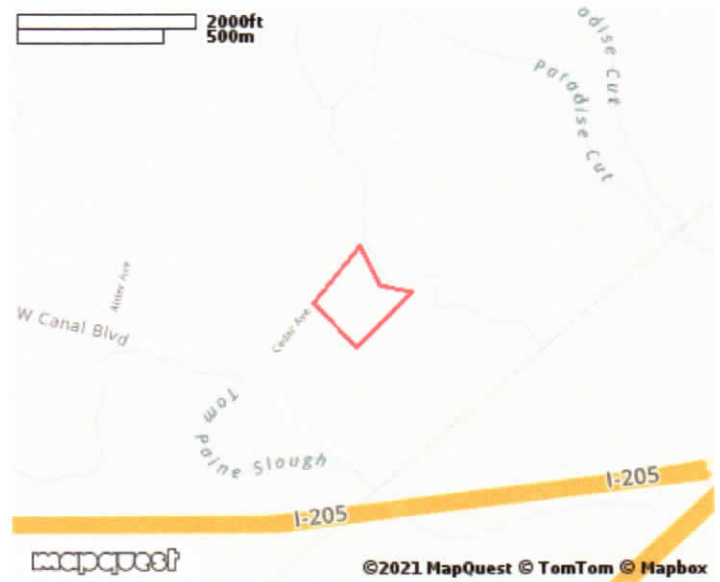
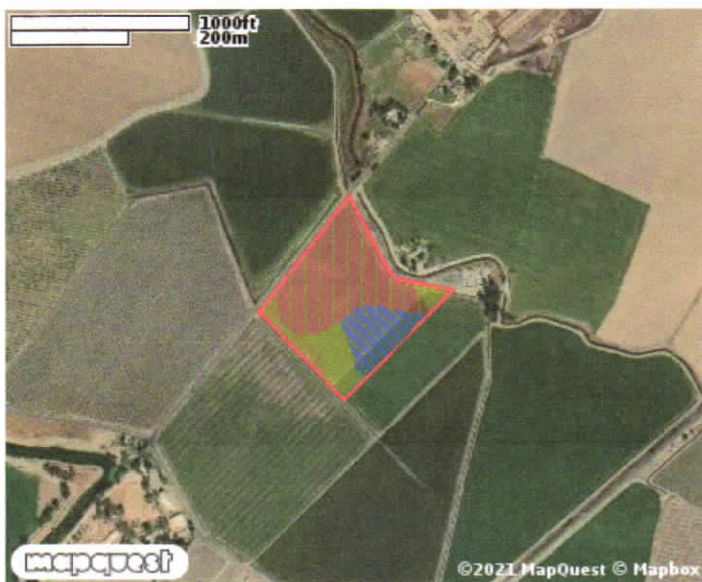
Google

Map data ©2021 Imagery ©2020 Maxar Technologies, USDA Farm Service Agency







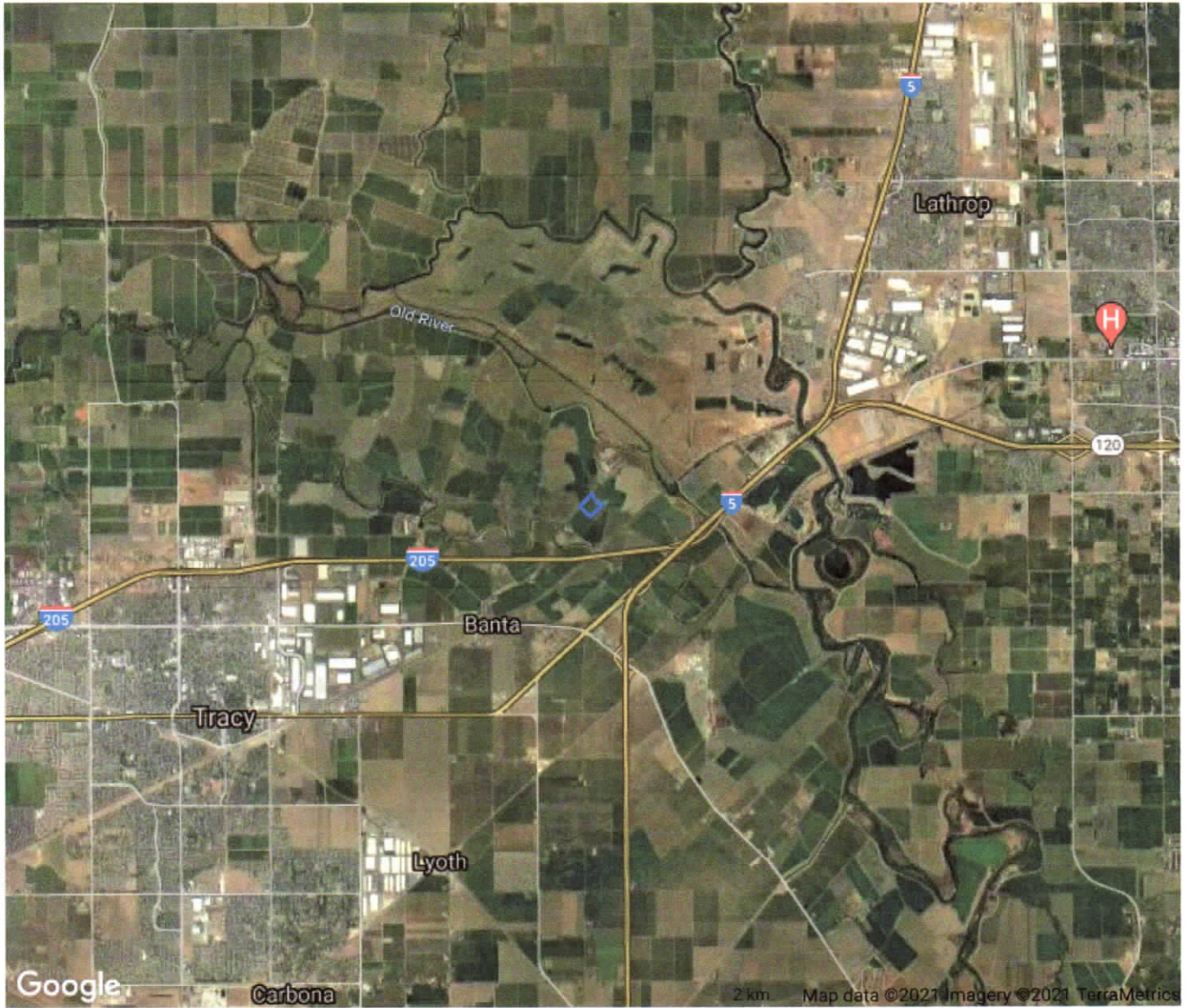
SOILS REPORT

20210 CEDAR AVE TRACY CA 95304-8004



SOILS REPORT
20210 CEDAR AVE TRACY CA 95304-8004
USDA Soils Legend

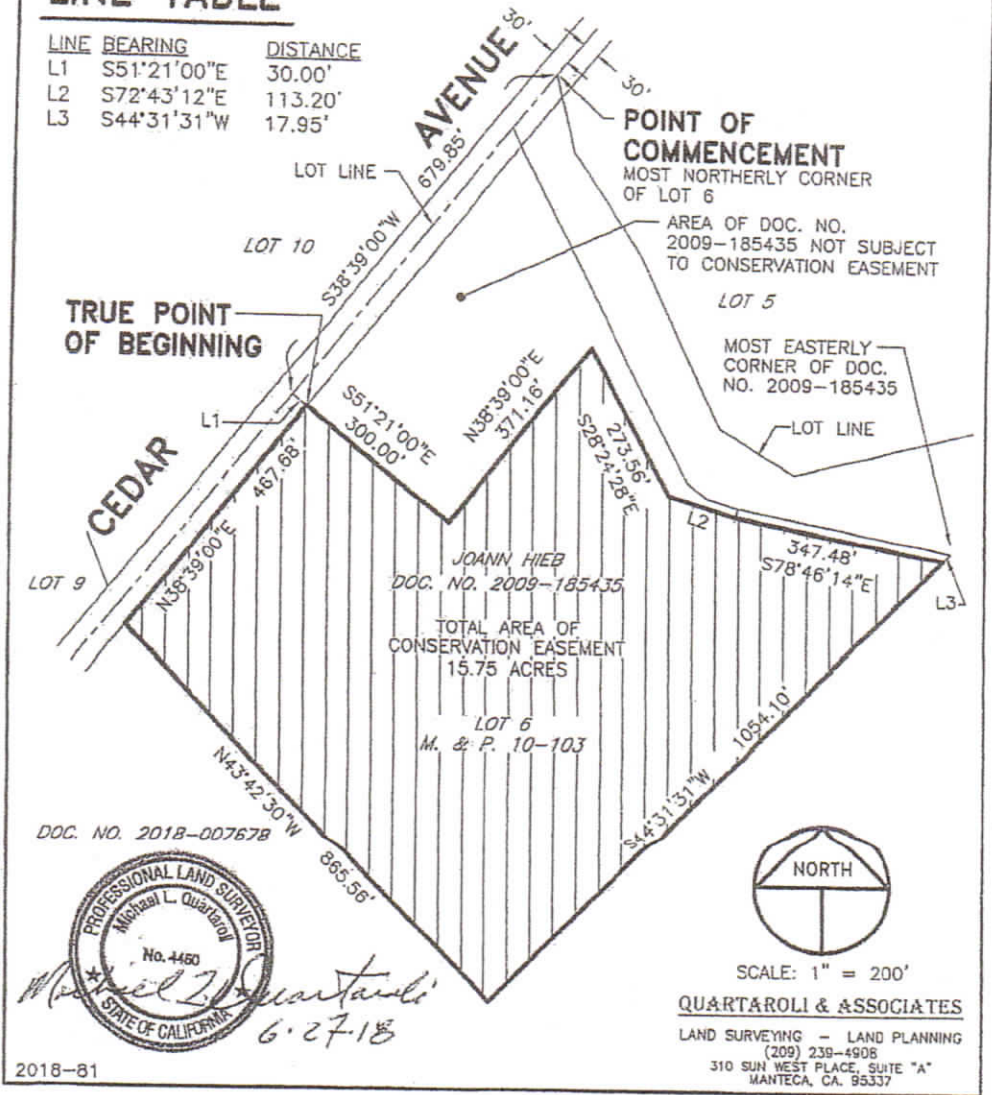
Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0130 Columbia fine sandy loam, drained, 0 to 2 percent slopes	1	2	4		3.079	15.78
	1166 Grangeville fine sandy loam, partially drained, 0 to 2 percent slopes	1	2	4	76	11.264	57.74
	2167 Grangeville clay loam, partially drained, 0 to 2 percent slopes	1	2	4	65	3.818	19.57
	3197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		1.347	6.91
Total Acres:						19.509	



**S.J.C.O.G., INC.
CONSERVATION EASEMENT EXHIBIT
FOR
JOANN HIEB**

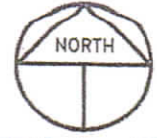
LINE TABLE

LINE	BEARING	DISTANCE
L1	S51°21'00"E	30.00'
L2	S72°43'12"E	113.20'
L3	S44°31'31"W	17.95'



DOC. NO. 2018-00767B


Michael L. Quartaroli
 6.27.18



SCALE: 1" = 200'

QUARTAROLI & ASSOCIATES

LAND SURVEYING - LAND PLANNING
 (209) 239-4908
 310 SUN WEST PLACE, SUITE "A"
 MANTECA, CA. 95337

GRANTOR'S INITIALS: *[Handwritten Signature]*