



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

40.15 Acres Irrigated Farm Land

Tracy, CA

- Location:** 6275 Canal Blvd.
- Assessor's Parcel:** 213-090-190
- Total Assessed Acres:** 40.15
- Irrigation Source:** Pescadero Reclamation District, is a pre-1914, riparian water right and has historically been a source of abundant, reasonably priced irrigation water. Potential buyers are to confirm this to their satisfaction.
- Irrigation Improvements:** The Property is serviced by an underground delivery pipeline with gated risers.
- Soils:** Mostly Grangeville Clay Loam with smaller portions of Merritt Silty Caly Loam and Egbert Silty Clay Loam. These are generally young, and very productive soils with proper drainage improvements as are present. (See soil map and information attached).
- Uses:** Currently used for row and field crop production.
- Zoning:** AG-40
- Hazard Zone:** The property is located in a 1:100 year flood zone, according to FEMA.
- Notes:** This property is very well suited for vegetable and field crop production, as well as permanent plantings of vines and trees.

List Price: \$1,525,000

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

Contact Broker: Gary Reeve
#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.**





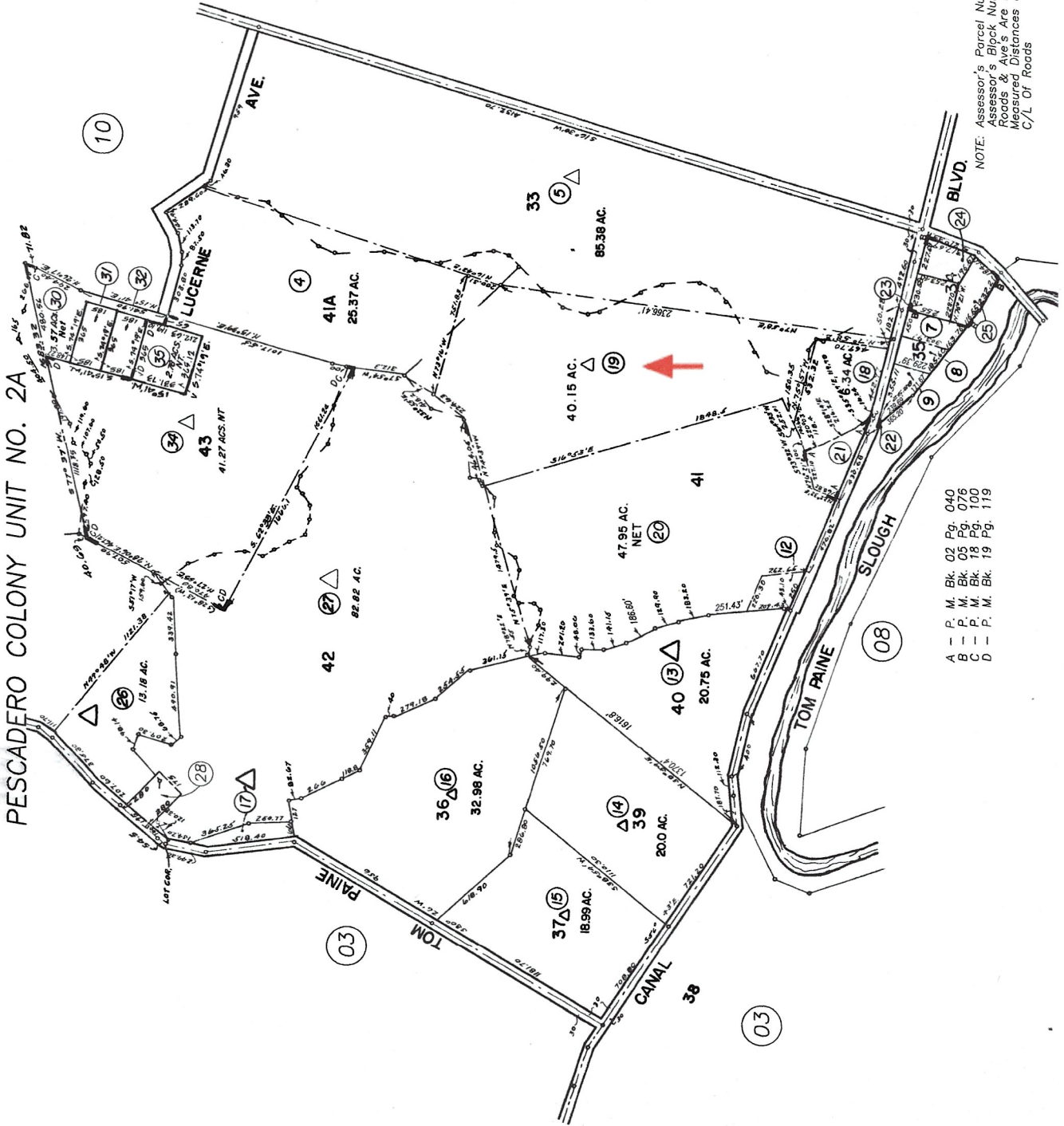
Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies 100 m

PESCADERO COLONY UNIT NO. 2A

THIS MAP IS FOR
ASSESSMENT USE ONLY

213-09



△ WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED	
YEAR	PAR. #
92-93	29
93-94	33
95-96	35

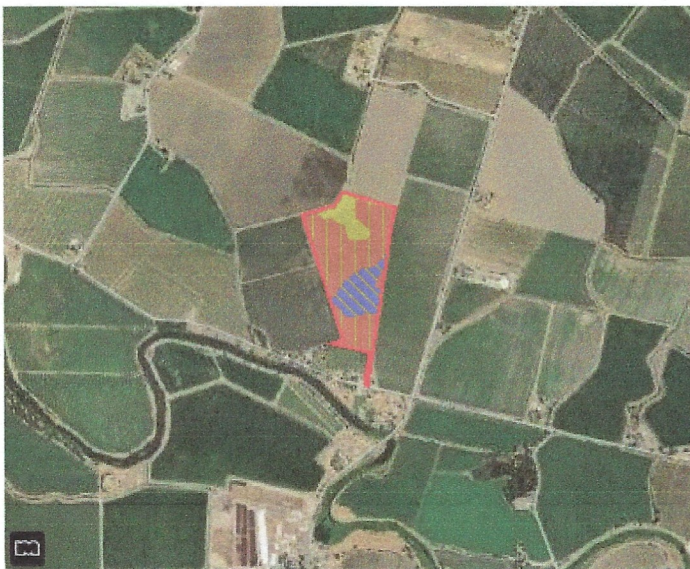
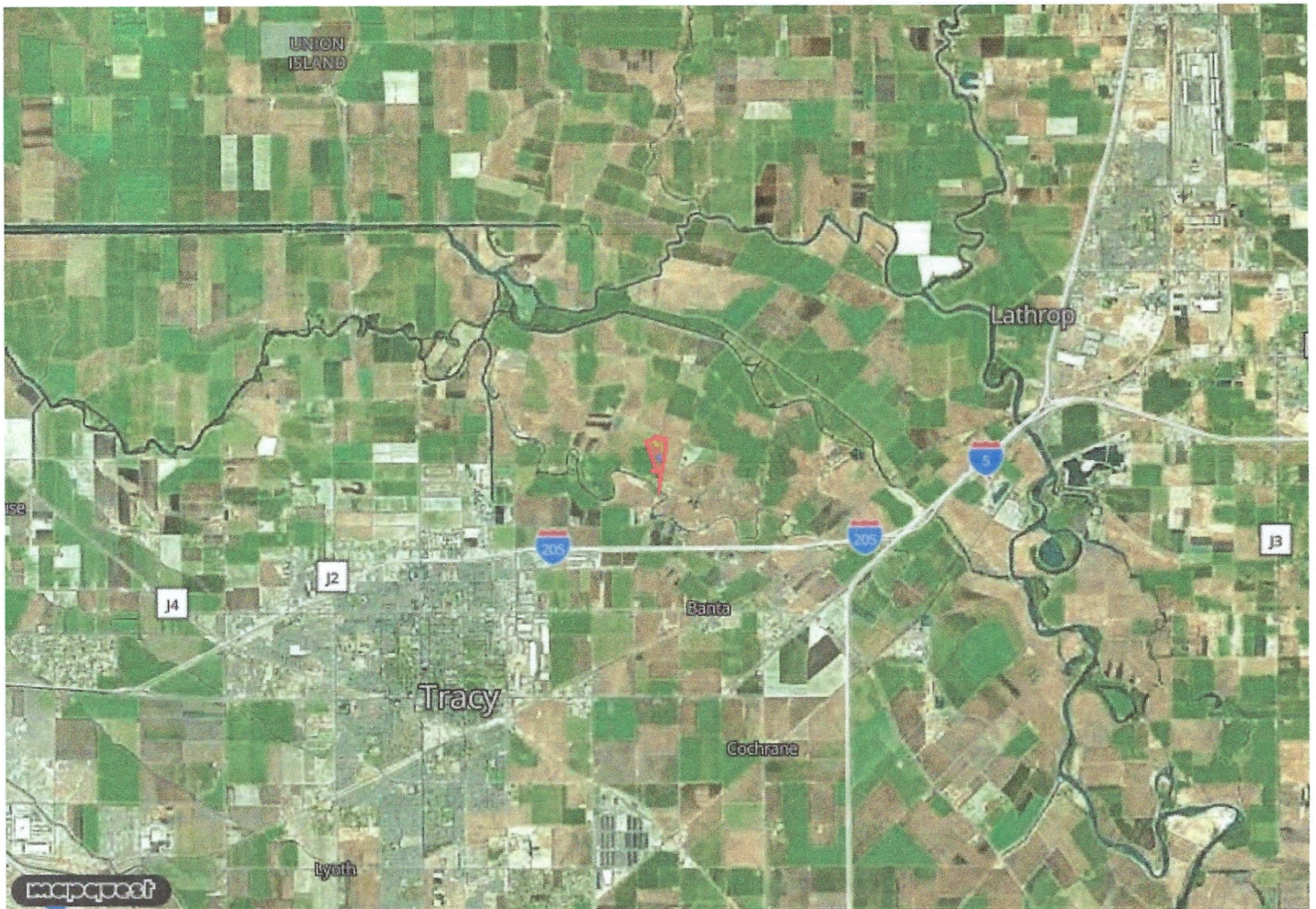
A - P. M. Bk. 02 Pg. 040
 B - P. M. Bk. 05 Pg. 076
 C - P. M. Bk. 18 Pg. 100
 D - P. M. Bk. 19 Pg. 119

NOTE: Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.
 Roads & Aves. Are Excluded. By Deed,
 Measured Distances & Lot Lines Are To
 C/L Of Roads

Assessor's Map Bk. 213 Pg. 6
 County of San Joaquin, Calif.

SOILS REPORT

6275 W CANAL BLVD TRACY CA 95304-9406







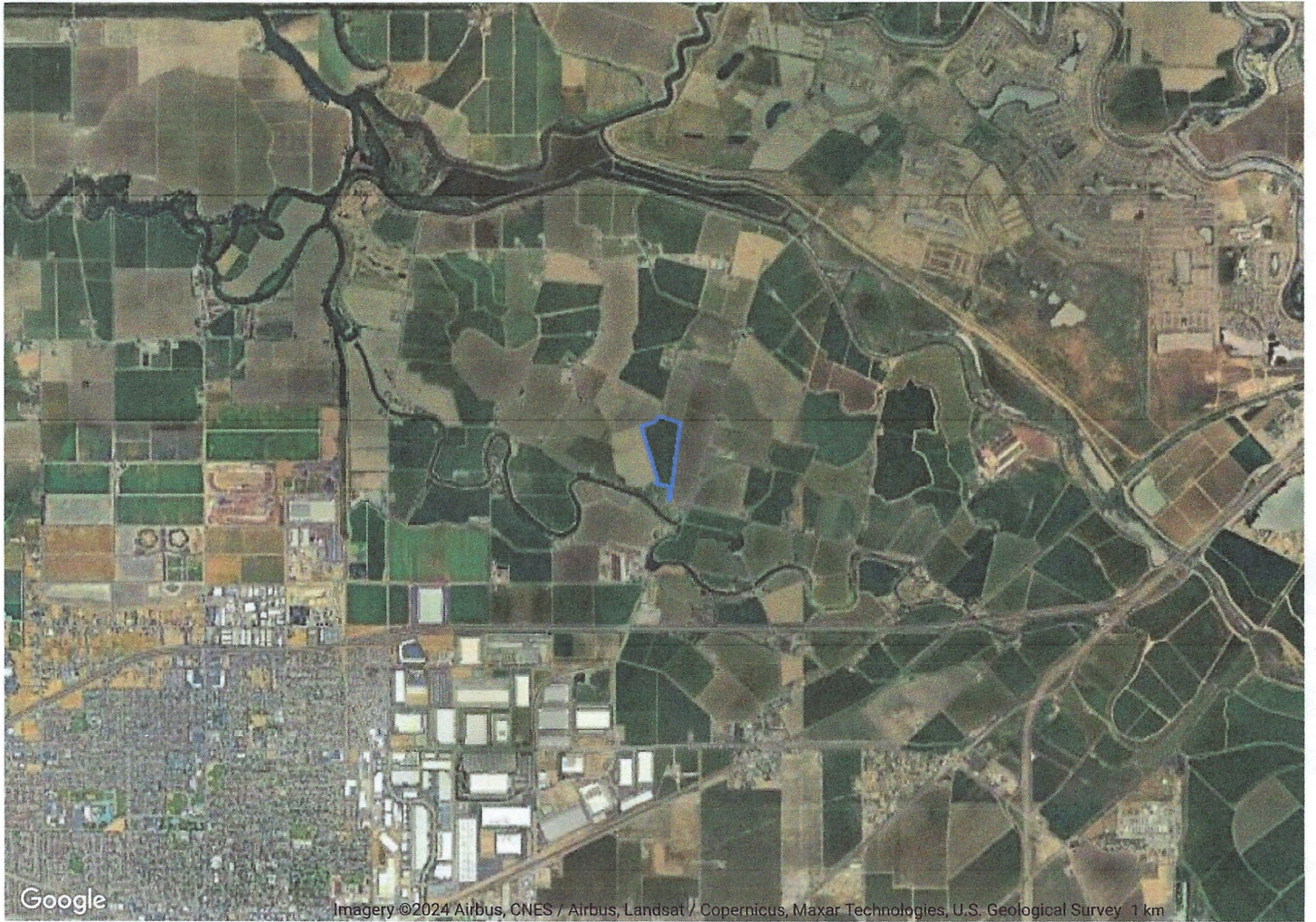


SOILS REPORT

6275 W CANAL BLVD TRACY CA 95304-9406

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0153 Egbert silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4	58	5.392	12.92
	1167 Grangeville clay loam, partially drained, 0 to 2 percent slopes	1	2	4	65	27.441	65.74
	2197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		8.385	20.09
	3197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		.524	1.26
Total Acres:						41.742	



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