



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

## FOR SALE

### Koster Rd. Ranch Parcel "2"

### 169.91 Acres Irrigated Farm Land, Tracy, CA

<b>Location:</b>	Koster Rd. approximately 9 miles Southeast of Tracy. Near the Delta Charter School campus.
<b>Irrigation Sources:</b>	There are two sources of irrigation water. An on site deep well. The property is also located in the Banta – Carbona Irrigation District which historically has been a reliable source of reasonably priced, good quality irrigation water throughout the district.
<b>Drainage:</b>	The property lies within the New Jerusalem Drainage District which is a system of underground drains which insures that the root zones are not compromised by high water tables.
<b>Soils:</b>	Uniform, productive soils. Please see attached soil information.
<b>Zoning:</b>	AG-40
<b>General Plan:</b>	AG
<b>Access:</b>	Nearly 2,000 feet of frontage along Koster Rd. which is county maintained and paved.
<b>Flood Zones:</b>	None
<b>Williamson Act:</b>	Currently under Williamson Act contract.
<b>Mineral Rights:</b>	Oil, Gas & Mineral Rights are believed to be intact and negotiable.

**Cropping:** Row and field crops for several years. There have been no tomatoes planted in the most recent crop years.

**Lease:** Currently owner operated with no agriculture lease.

**Possession:** Upon harvest.

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

**List Price:** \$5,950,000

**Note:** This is a rare large acreage parcel located in the desirable Banta-Carbona Irrigation District. This property has two water sources. This area is well known for its productivity and suitability for producing several high value crops including fruit and nut trees. This property is located in the farm belt of the Central Valley, but is convenient to urban centers of the Bay Area.

**Broker:** W. Gary Reeve, #00875626  
(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.**



DATE	
BY	
REVISIONS	

TENTATIVE LOT LINE ADJUSTMENT  
FOR  
YAMASAKI  
SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES  
LAND SURVEYING AND PLANNING  
ENGINEERING  
(209) 298-4908  
310 SUN WEST PLACE, SUITE "A" MANTECA, CA 95337

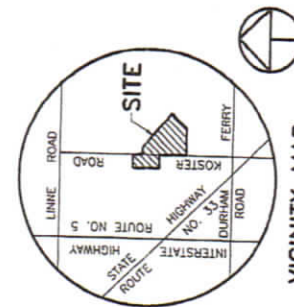
DATE	06/12/2020
PROJECT	ON
CHECKED BY	JAC
APP NO	2020-17
SCALE	AS SHOWN

# TENTATIVE LOT LINE ADJUSTMENT

BEING A PORTION OF  
THE SOUTHEAST QUARTER OF SECTION 8,  
SOUTHWEST QUARTER OF SECTION 9 AND  
NORTHWEST QUARTER OF SECTION 16  
ALL IN T-1S, R-7E., M.D.B. & M.  
SAN JOAQUIN COUNTY, CALIFORNIA

**OWNERS**  
GAYLEN N. YAMASAKI AND MYRON S. YAMASAKI  
1435 COOLIDGE AVENUE  
TRACY, CA 95376

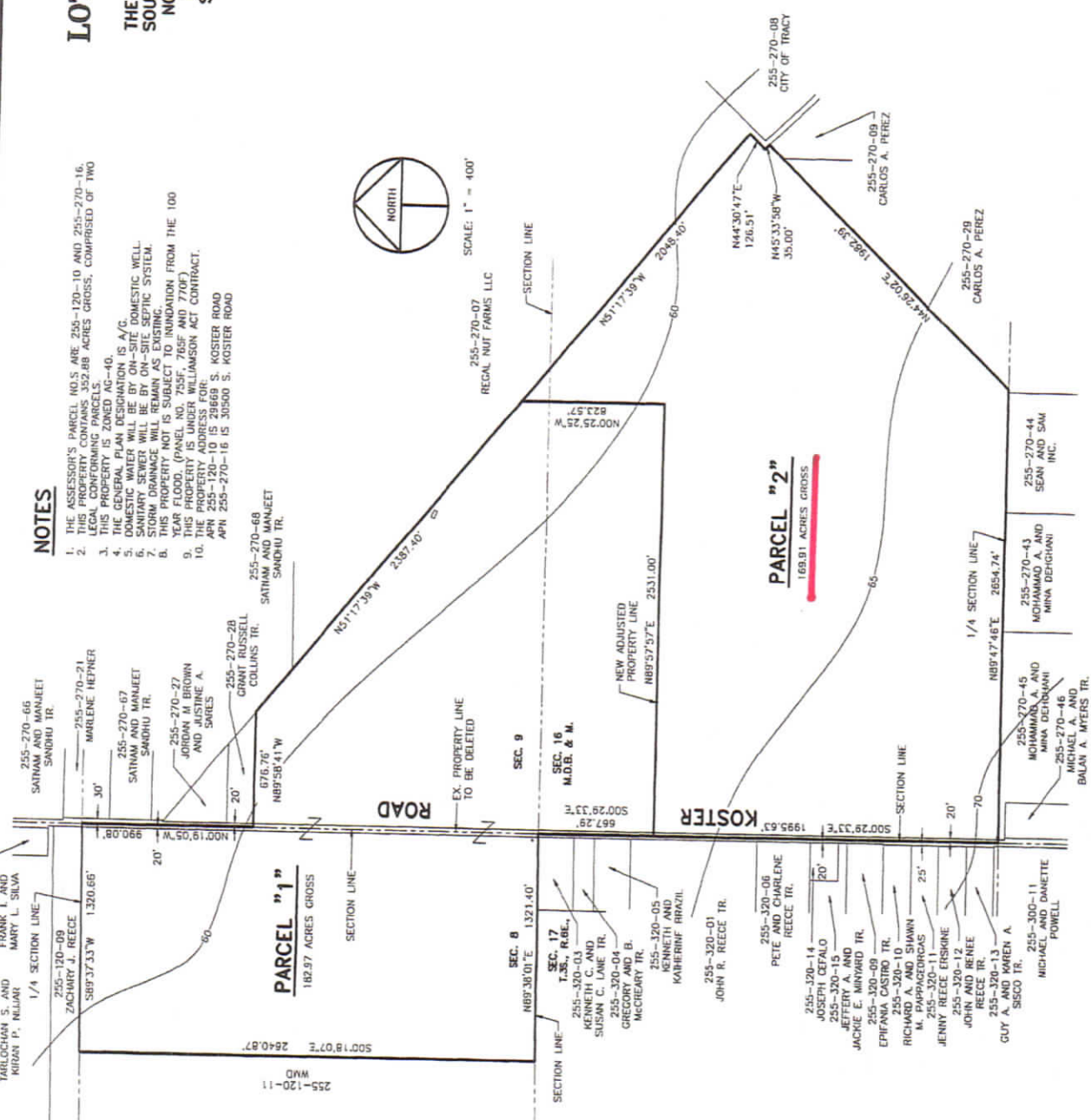
GAYLEN N. YAMASAKI \_\_\_\_\_ DATE \_\_\_\_\_  
MYRON S. YAMASAKI \_\_\_\_\_ DATE \_\_\_\_\_



- NOTES**
1. THE ASSESSOR'S PARCEL NO.'S ARE 255-120-10 AND 255-270-16. THIS PARCEL CONTAINS 352.88 ACRES GROSS, COMPRISED OF TWO LEGAL CONFIRMANCS.
  2. THIS PROPERTY IS ZONED AG-40.
  3. THE GENERAL PLAN DESIGNATION IS A/C.
  4. DOMESTIC WATER WILL BE BY ON-SITE DOMESTIC WELL.
  5. SANITARY SEWER WILL BE BY ON-SITE SEPTIC SYSTEM.
  6. DRAINAGE WILL REMAIN AS EXISTING.
  7. THIS PROPERTY IS SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD (FLOOD ZONE WEST 765F AND 770F).
  8. THIS PROPERTY IS UNDER WEST JOHNSON ACT CONTRACT.
  9. THE PROPERTY ADDRESS FOR: APN 255-120-10 IS 29669 S. KOSTER ROAD. APN 255-270-16 IS 30500 S. KOSTER ROAD.
  10. THE PROPERTY ADDRESS FOR: APN 255-270-16 IS 30500 S. KOSTER ROAD.



SCALE: 1" = 400'



NO SCALE  
VICINITY MAP  
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DATE	11/13/2020
BY	JAC
CHECKED BY	JAC
DATE	11/13/2020
SCALE	1" = 400'

TENTATIVE LOT LINE ADJUSTMENT  
FOR  
YAMASAKI  
SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES  
LAND SURVEYING AND PLANNING  
ENGINEERING  
910 SUN WEST PLACE, SUITE "A" MANTECA, CA 95037  
(209) 298-4808

DATE	11/13/2020
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CHECKED BY	JAC
DATE	11/13/2020
SCALE	1" = 400'

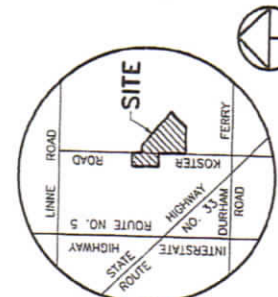
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BEING A PORTION OF  
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SOUTHWEST QUARTER OF SECTION 9 AND  
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ALL IN T-1S, R-7E., M.D.B. & M.  
SAN JOAQUIN COUNTY, CALIFORNIA

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TRACY, CA 95376

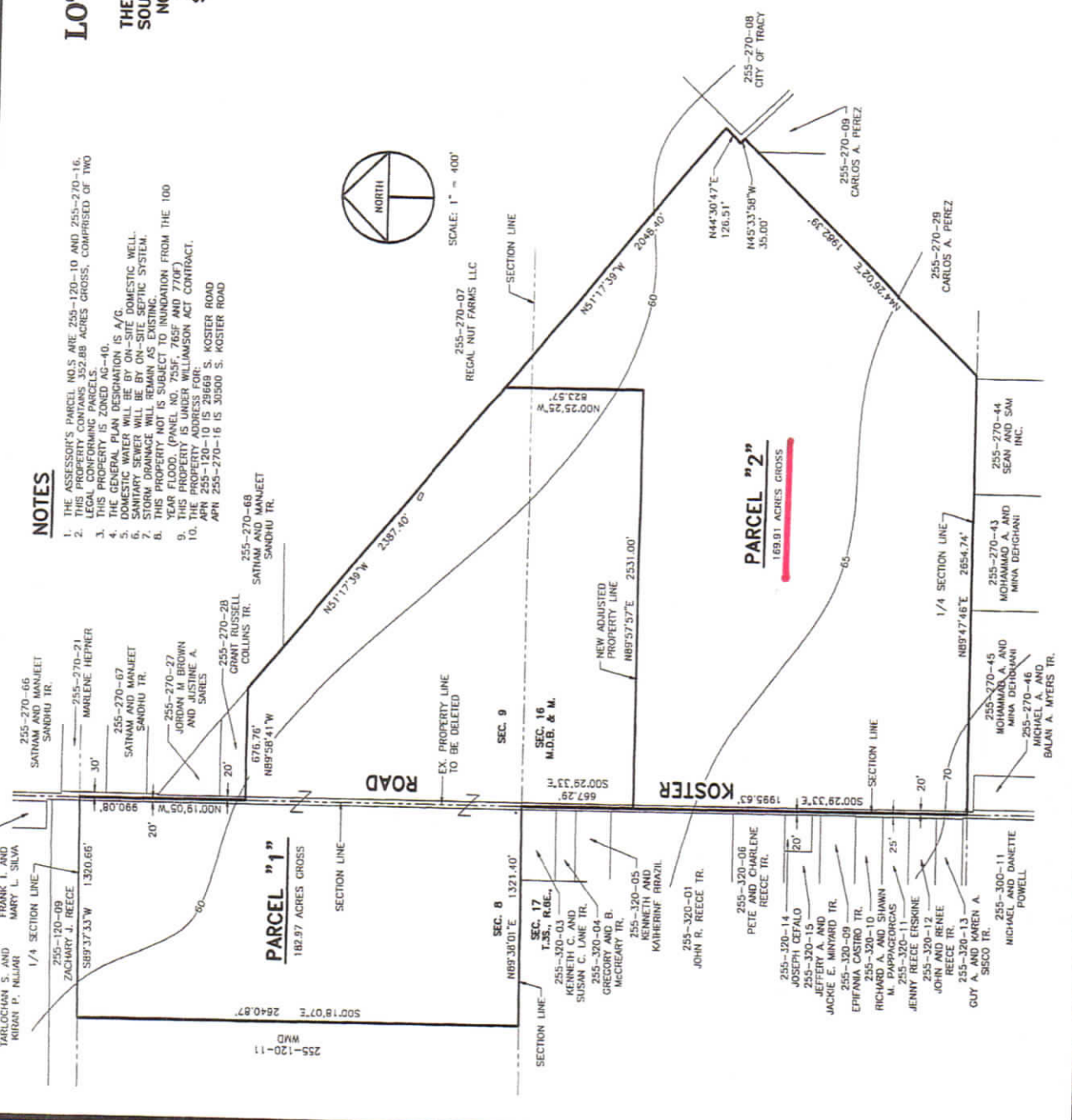
GAYLEN N. YAMASAKI \_\_\_\_\_ DATE \_\_\_\_\_  
MYRON S. YAMASAKI \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
NO SCALE

## NOTES

1. THE ASSESSOR'S PARCEL NO.'S ARE 255-120-10 AND 255-270-16. LEGAL CONFIRMATION PARCELS 352.88 ACRES GROSS, COMPRISED OF TWO PARCELS.
2. THIS PROPERTY IS ZONED AG-40.
3. THE GENERAL PLAN DESIGNATION IS A/G.
4. DOMESTIC WATER WILL BE BY ON-SITE DOMESTIC WELL.
5. SANITARY SEWER WILL BE BY ON-SITE SEPTIC SYSTEM.
6. THIS PROPOSED ADJUSTMENT IS SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD (PANEL 150000) WITH 76SF AND 770F.
7. THIS PROPERTY IS UNDER WILLIAMSON ACT CONTRACT.
8. THE PROPERTY ADDRESS FOR: APN 255-120-10 IS 2668 S. KOSTER ROAD APN 255-270-16 IS 30500 S. KOSTER ROAD





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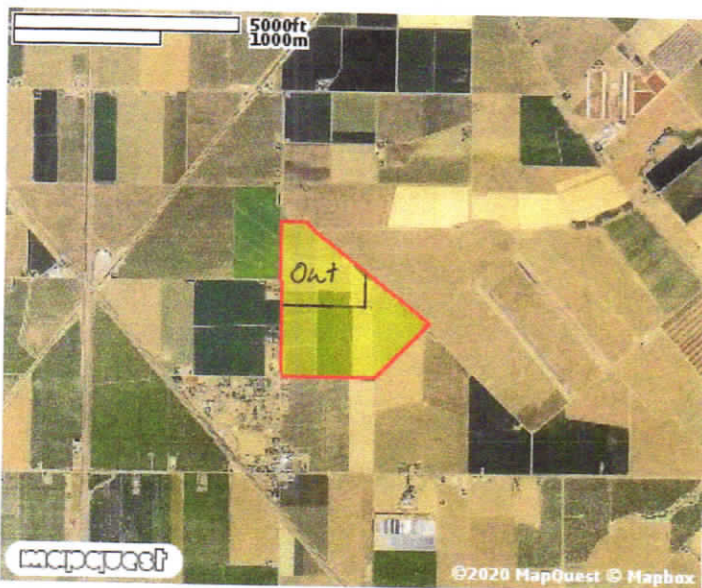






SOILS REPORT

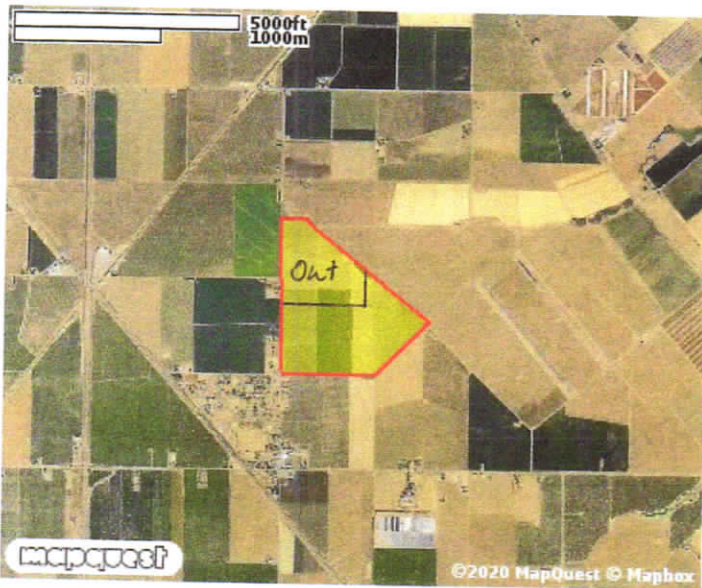
30500 S KOSTER RD TRACY CA 95304-8802





SOILS REPORT

30500 S KOSTER RD TRACY CA 95304-8802





SOILS REPORT

30500 S KOSTER RD TRACY CA 95304-8802

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
■	0121 Capay clay, wet, 0 to 2 percent slopes	1	2	4	40	269.196	100.00
Total Acres:						269.196	

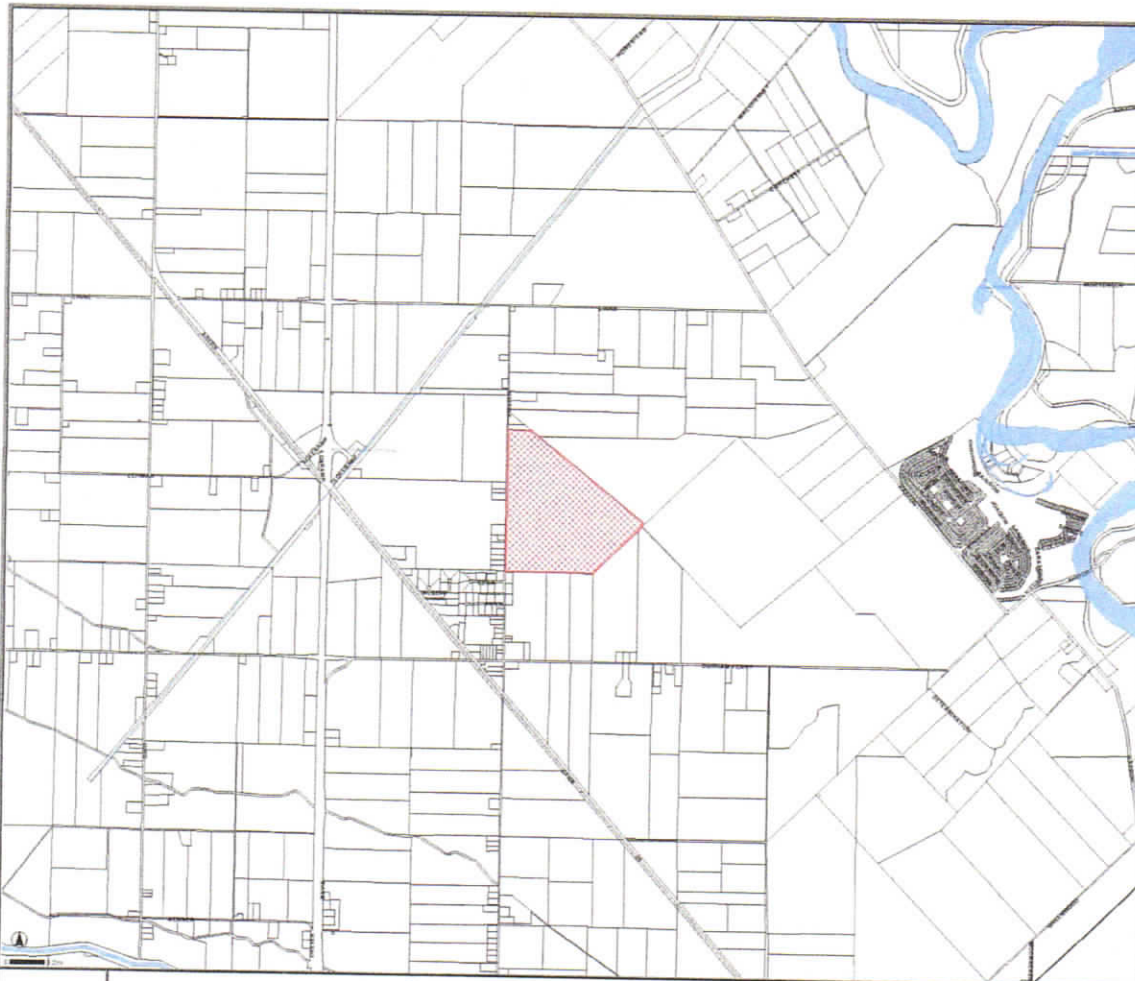


SOILS REPORT

30500 S KOSTER RD TRACY CA 95304-8802

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
■	0121 Capay clay, wet, 0 to 2 percent slopes	1	2	4	40	269.196	100.00
Total Acres:						269.196	



Parcel Details	
Parcel ID	25527016
Site Number	30508
Site Direction	5
Site Street	KOSTER
Site Type	RD
Site City	UNTR
Parcel SqFt	1162336.00
Parcel Acres	266.81
WA Contract	730227
WA Acres	266.84
WA Renewal	0
WA Category	1

Districts	
City	TRACY
PlanningArea	TRACY
GPCommunityName	
GPCommunityType	
GenPlan	AVG
Zoning	AG-40
SuperiorDist	5
SphereOfInfluence	
MuniAdvisoryCouncil	
EnterpriseZone	
HighSchoolDist	TRACY UNIFIED
ElemSchoolDist	NEW JERUSALEM
FireDistrict	TRACY RURAL
FireService	TRACY RURAL
JudicialDistrict	H-R-E-T WEST
FireHazardArea	
SubsidenceExposure	EXPA
SLAPCA	
AirportA01	NEW JERUSALEM
ServicesSewer	none
ServicesWater	none
ServicesStorms	
IrrigationDist	DCID
ReclamationDist	
PhoneService	AT&T
AgriculturalPreserve	R-49-C1
TrafficGroup	550002.0
TrafficZone	578
SheriffBeat	0
SheriffID	141
ZipCode	95304
PostOffice	TRACY
PostHouseGeoDistrict	
HouseholdCSD	
NoiseContour	
GIS_APN	25527016

### San Joaquin County District Viewer

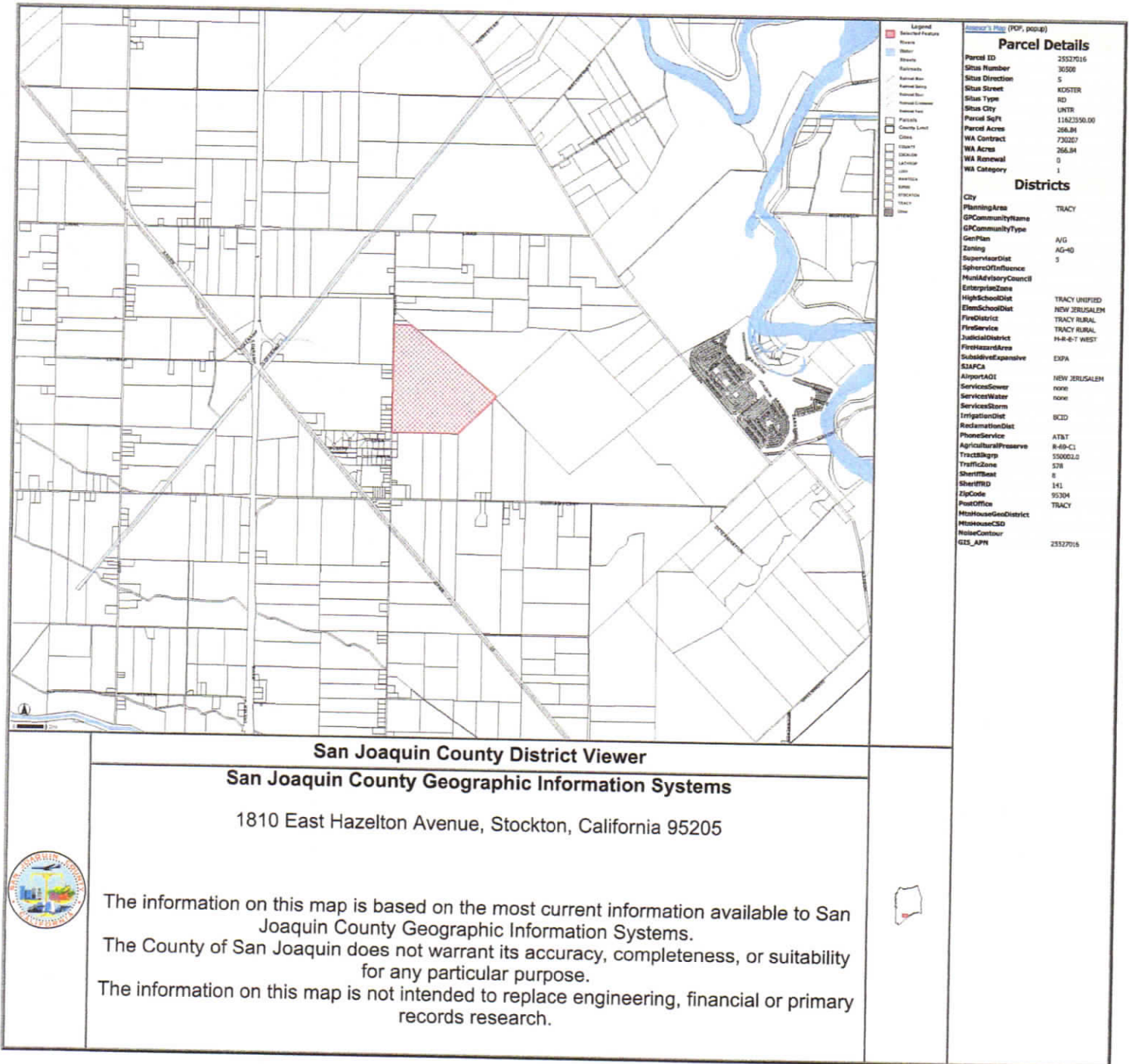
### San Joaquin County Geographic Information Systems

1810 East Hazelton Avenue, Stockton, California 95205



The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems. The County of San Joaquin does not warrant its accuracy, completeness, or suitability for any particular purpose. The information on this map is not intended to replace engineering, financial or primary records research.





Parcel Details	
Parcel ID	25327016
Parcel Number	30508
Site Direction	S
Site Street	KOCTER
Site Type	RD
Site UNTR	UNTR
Parcel SqFt	11623350.00
Parcel Acres	266.84
WA Contract	730257
WA Acres	266.84
WA Renewal	0
WA Category	1

Districts	
City	TRACY
PlanningArea	TRACY
GPCommunityName	
GPCommunityType	
GenPlan	AVG
Zoning	AG-10
SupervisorDist	5
SphereOfInfluence	
MuniAdvisoryCouncil	
EnterpriseZone	
HighSchoolDist	TRACY UNIFIED
ElemSchoolDist	NEW JERUSALEM
FireDistrict	TRACY RURAL
FireService	TRACY RURAL
JudicialDistrict	H-R-6-T WEST
FirewardArea	
SalvadiveExpansion	EXPA
SIAPCA	
AirportAQI	NEW JERUSALEM
ServiceSewer	none
ServiceWater	none
ServiceStorm	
IrrigationDist	ICID
RedemptionDist	
PhoneService	AT&T
AgriculturalPreserve	R-69-C1
TrafficTPP	550002.0
TrafficZone	578
SheriffBeat	8
SheriffRD	141
ZipCode	95304
PostOffice	TRACY
HealthcareDistrict	
MSHouseCSD	
HouseContour	
GIS_APP	25327016

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