



37 1/2 W. 10th St.
 Tracy, CA 95376
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For Sale
California Ave. Farm Land
Tracy, CA

Location: 4674 & 5050 W. California Ave., Tracy, CA

Assessor's Parcels:

213-180-36	1.327 acres
-42	40.00 acres
-43	<u>42.98 acres</u>

Total Assessed Acreage: 84.307 acres

Legal Parcels: 2

Buildings: Older house: 2 bedrooms, 1 bathroom, 1,068 sq. ft.
 Barn

Irrigation: Pescadero Reclamation District with pre-1914 water rights.

Soils: Versatile, uniform and productive clay based soils, leveled to grade. (see attached soil information).

Location: Near the rural community of Banta.

Zoning: AG-40 Agriculture

General Plan: Agriculture but near urbanized planning.

Hazard Zones: Included in a 1:100 year flood zone.

Elevation: +/-10 to 16 feet above sea level.

Area Crops: Tomatoes, grains, alfalfa, cucumbers, almonds, corn.

Leases and Possession: Both the land and the house are rented. Possession is negotiable.

Notes: This property will deliver good income from crops and from the residence. The long term value increase potential from it's desirable location also makes this a good investment.

List Price: \$3,090,000

Terms: Cash at Close of Escrow.

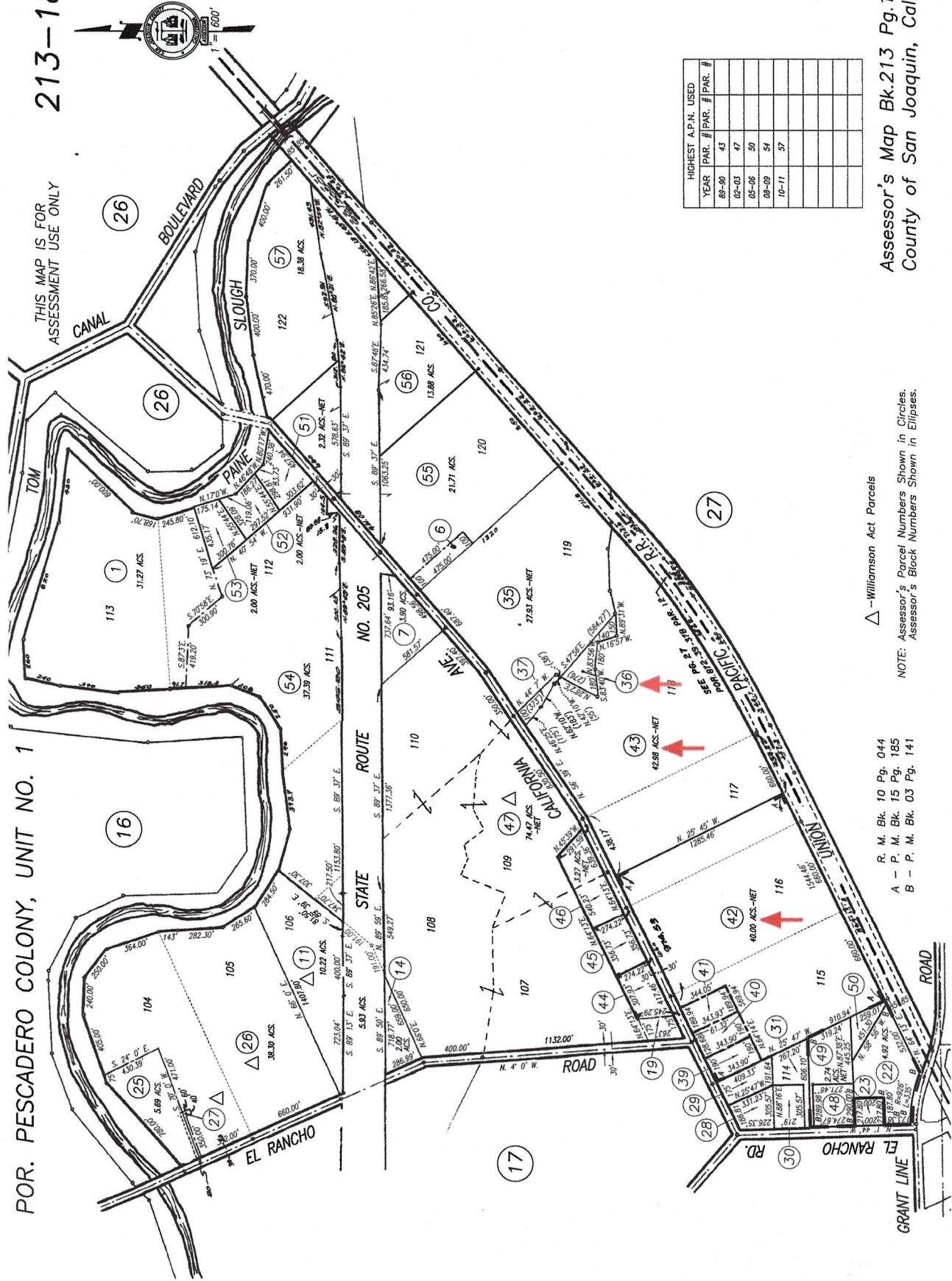
Contact Broker: Gary Reeve
#00875626
(209) 484-7012

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THIS MAP IS FOR
ASSESSMENT USE ONLY



HIGHEST A.P.N. USED	
YEAR	PAR. # PAR. #
88-90	43
02-03	47
05-06	50
08-09	54
10-11	57

△ - Williamson Act Parcels

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

R. M. Bk. 10 Pg. 044

A - P. M. Bk. 15 Pg. 185

B - P. M. Bk. 03 Pg. 141

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MULTI PARCEL SOILS REPORT









MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin
 Number of Parcels: 3
 Total Parcel Acreage: 84.31
 Parcels Included: 213-180-360-000, 213-180-420-000, 213-180-430-000

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	2.192	2.61
	1166 Grangeville fine sandy loam, partially drained, 0 to 2 percent slopes	1	2	4	76	2.900	3.45
	2197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		6.892	8.19
	3274 Willows clay, partially drained, 0 to 2 percent slopes	1	3	4	27	72.152	85.76
Total Soil Acres:						84.137	