



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

For Sale

Wagner Rd. Almond Orchard

Escalon, CA.

Location: 16116 Wagner Rd., west of Escalon, Ca
Assessor's Parcel #: 205-060-16 & 43, San Joaquin County, excluding +/-10 acres.
Assessed Acres: +/- 49.33 acres.
Irrigation: South San Joaquin Irrigation District water.

Soils:	Approx. %	Storie
	Of Ranch	Index
	<hr/>	
	196 Manteca Fine Sandy Loam	68% 30
	Veritas Fine Sandy Loam	32% 57

Access: By deeded access easement to Wagner Rd, to be created with Lot Line Adjustment.

Leases: Currently farmed with a lease agreement.

Crops: The plantings consist of Nonpareil 50% and Carmel 50%.

Planting Dates:

+/-35 acres	2005
+/-7.5 acres	2009
+/-4 acres	2014
+/-1.7 acres	unplanted equipment area

Production: Records available upon request.

Hazard Zones: *None known*

Parceling: *Upon completion of Lot Line Adjustment application and recording, there will be two legal parcels included in the sale.*

Possession: *To be negotiated with existing agriculture tenant.*

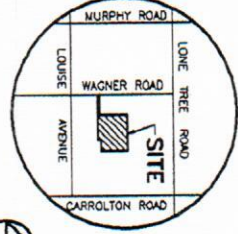
List Price: *\$2,156,000*

Terms: *-All CASH or other terms acceptable to Seller.*
-Close of Escrow is contingent upon recordation of Lot Line Adjustment (see attached tentative map).

Listing Broker: *Gary Reeve*
(209) 484-7012 (M)
(209) 835-2002 (O)
garyreeve@sbcglobal.net
www.reeveland.com

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





VICINITY MAP
NO SCALE

- NOTES**
1. THE ASSESSOR'S PARCEL NO. 205-080-16.
 2. THIS PROPERTY ACQUIRES 51.88 ACRES, COMPRORISED OF LEGAL 1/4 SECTION 27, T.15S., R.8E., M.D.B. & M. SAN JOAQUIN COUNTY, CALIFORNIA.
 3. THIS PROPERTY IS ZONED AG-40.
 4. THE GENERAL PLAN DESIGNATION IS AGRICULTURE.
 5. DOMESTIC WATER IS BY INDIVIDUAL ON-SITE WELL.
 6. DOMESTIC SEWER IS BY SEWER MAIN TO EXIST. FIELD.
 7. SANITARY SEWER IS BY SEWER MAIN TO EXIST. FIELD.
 8. THIS PROPERTY IS NOT SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD (PANEL NO. 655F).
 9. THIS PROPERTY IS UNDER WILLIAMSON ACT CONTRACT.
 10. THE PROPERTY ADDRESS IS 18718 SOUTH WAGNER ROAD.

OWNERS

MARY ANN PERRY, TRUSTEE OF THE MARY ANN PERRY SURVIVOR'S TRUST, 16116 WAGNER ROAD, ESQUALON, CA 95320

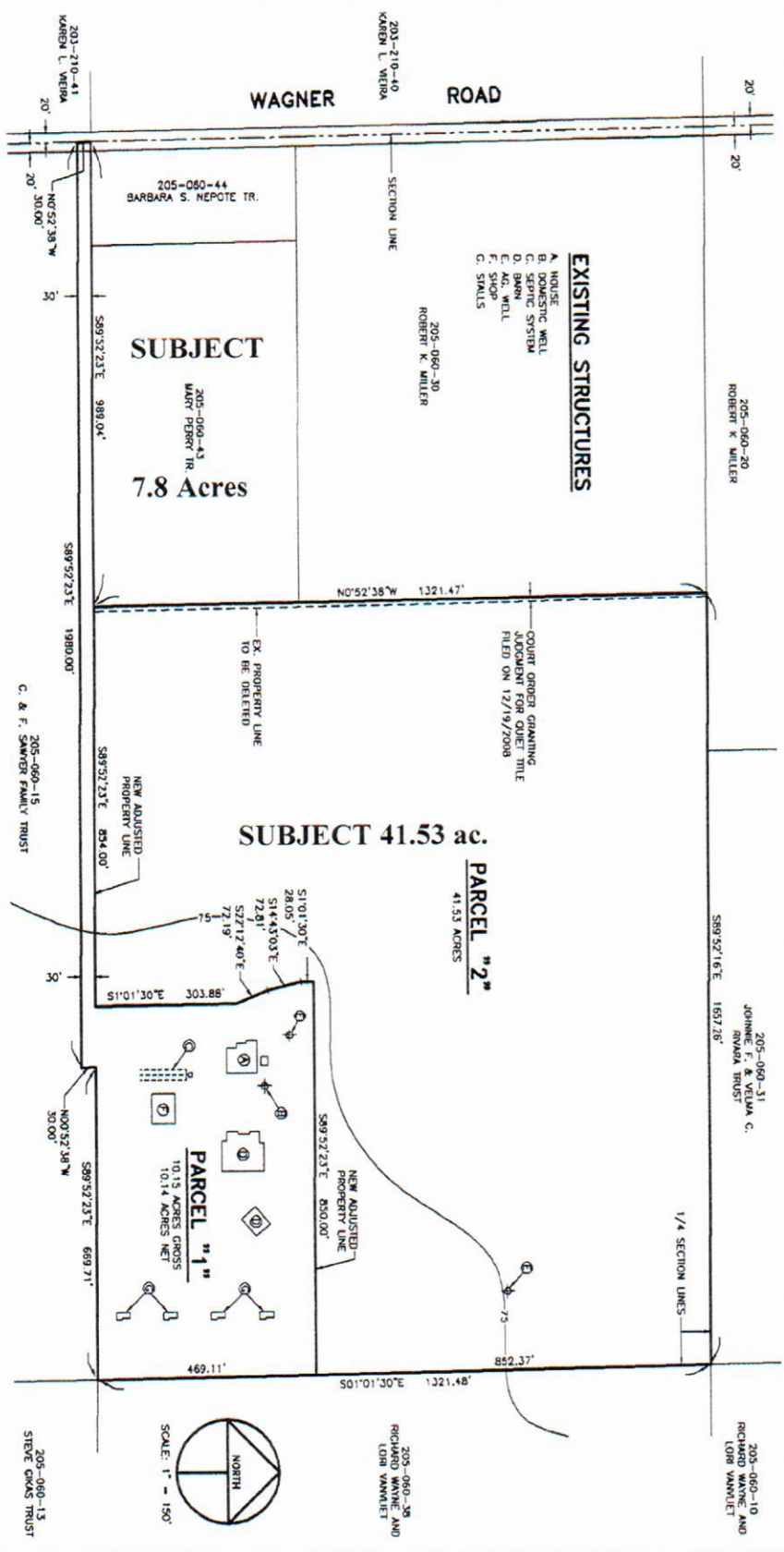
MARY ANN PERRY, TRUSTEE OF THE MARY ANN PERRY SURVIVOR'S TRUST, 16116 WAGNER ROAD, ESQUALON, CA 95320

JOHNE F. & VELVA C. RIVARA TRUST

205-080-31

TENTATIVE LOT LINE ADJUSTMENT

BEING A PORTION OF SECTION 27, T.15S., R.8E., M.D.B. & M. SAN JOAQUIN COUNTY, CALIFORNIA



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<p>QUARTAROLI & ASSOCIATES LAND SURVEYING LAND PLANNING ENGINEERING (209) 239-4808 310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95337</p>	<p>TENTATIVE LOT LINE ADJUSTMENT FOR MARY PERRY SAN JOAQUIN COUNTY, CALIFORNIA</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>1/15/15</td> <td>JAC</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>3</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>4</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>5</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>6</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>7</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>8</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>9</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>10</td> <td>2/11/15</td> <td>JAC</td> <td>REVISED PER COMMENTS</td> </tr> </table>	NO.	DATE	BY	REVISION	1	1/15/15	JAC	ISSUED FOR PERMITS	2	2/11/15	JAC	REVISED PER COMMENTS	3	2/11/15	JAC	REVISED PER COMMENTS	4	2/11/15	JAC	REVISED PER COMMENTS	5	2/11/15	JAC	REVISED PER COMMENTS	6	2/11/15	JAC	REVISED PER COMMENTS	7	2/11/15	JAC	REVISED PER COMMENTS	8	2/11/15	JAC	REVISED PER COMMENTS	9	2/11/15	JAC	REVISED PER COMMENTS	10	2/11/15	JAC	REVISED PER COMMENTS
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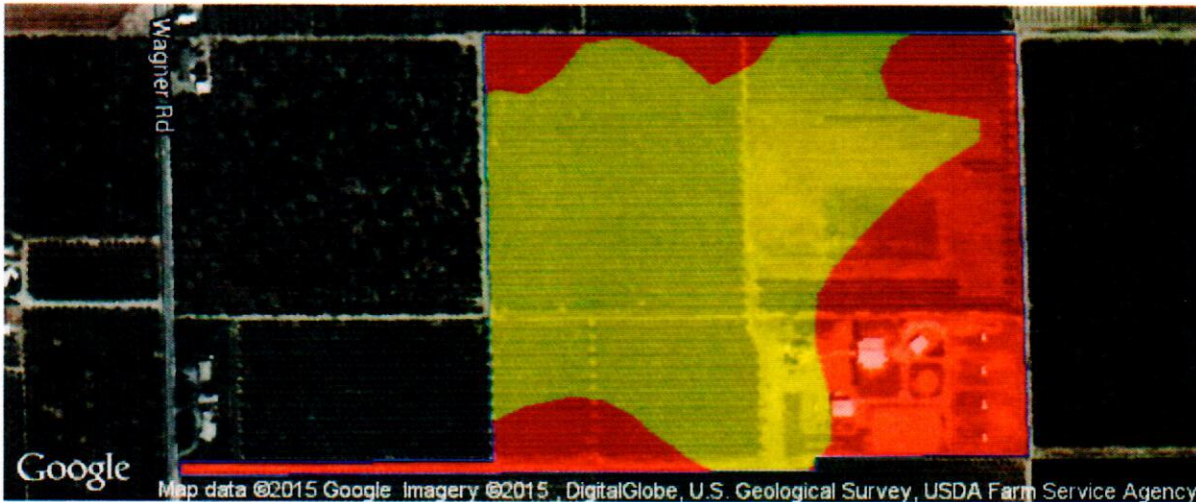
San Joaquin, CA KEN BLAKEMORE, ASSESSOR

Ownership

Parcel# (APN): **205-060-16**
 Parcel Status: **ACTIVE**
 Owner Name: **PERRY, MARY ANN TR ETAL**
 Mailing Addr: **PO BOX 293 MANTECA CA 95336-1124**
 Legal Description:

Assessment

Total Value:	\$1,054,236	Use Code:	401	Use Type:	AGRICULTURAL
Land Value:	\$180,510	Tax Rate Area:	075-026	Zoning:	
Impr Value:	\$598,716	Year Assd:	2014	Census Tract:	50.03/1
Other Value:	\$275,010	Property Tax:		Price/SqFt:	\$116.24
% Improved:	76%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		



This map includes more area than what is being sold

Symbol	Name	Grade Comp. Slope.	Irr Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
■	196 Manteca fine sandy loam, 0 to 2 percent slopes	1	3	4		32.161	61.86%
■	266 Veritas fine sandy loam, 0 to 2 percent slopes	1	2	4	57	19.826	38.14%
						51.988	

** The information provided here is deemed reliable, but is not guaranteed.
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San Joaquin, CA KEN BLAKEMORE, ASSESSOR

Ownership

Parcel# (APN): **205-060-43**
 Parcel Status: **ACTIVE**
 Owner Name: **PERRY, MARY ANN TR ETAL**
 Mailing Addr: **PO BOX 293 MANTECA CA 95336-1124**
 Legal Description: **10-FM PT OF 205-060-17/PT TO 44 PER 0801**

Assessment

Total Value:	\$143,452	Use Code:	400	Use Type:	AGRICULTURAL
Land Value:	\$107,149	Tax Rate Area:	075-026	Zoning:	
Impr Value:	\$6,303	Year Assd:	2014	Census Tract:	50.03/1
Other Value:	\$30,000	Property Tax:		Price/SqFt:	
% Improved:	5%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		



Symbol	Name	Grade Comp. Slope.	Irr Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	196 Manteca fine sandy loam, 0 to 2 percent slopes	1	3	4		3.391	44.96%
	266 Veritas fine sandy loam, 0 to 2 percent slopes	1	2	4	57	4.152	55.04%
						7.543	

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PLEASE DO NOT ENTER PROPERTY WITHOUT PERMISSION FROM THE BROKER



Presented By:

**Reeve - Associates Real Estate
Gary Reeve - Broker
(209) 484-7012 (M)**

49.33+/- acres

SUBJECT PROPERTY

Boundaries Are Approximate

Data use subject to license.

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