



FARM LAND

RANCHES

LAND INVESTMENTS

37 1/2 W. 10th St.
 Tracy, CA 95376
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FOR SALE

30.29 acres with a house and out building in orchard country

08/16

Location: *21086 McBride Rd., Escalon, CA.
 Located at the corner of River Rd. and McBride Rd.*

Assessor's Parcel #: *249-160-06, San Joaquin County*

Irrigation: *South San Joaquin Irrigation District and an on site deep well.*

Soils: *Well drained sand and sandy loam soils. See Soil Report attached.*

Current Ag. Uses: *The property is currently planted to almonds and walnuts. Both are older plantings at or near the end of their productive lives. Younger walnuts have been interplanted. This property is likely best suited for development of a new nut orchard planting.*

House/ Buildings: *The house was originally built in the 1920's, remodeled and added on to in the 1980's, as reported by sellers. Some remodeling has been recently done. The living space is 2,625 sq. ft. according to county records.*
Additional structures include two attached large garages and a separate shop or storage building.

Irrigation System: *The south portion of the farm land has solid set sprinklers which are serviced by a deep well with a submersible pump.*
The north portion is serviced by a lift pump on the SSJID canal.

Hazard Zones: *None known*

Zoning: *AG-40*

General Plan: *Agriculture*

Williamson Act: *Currently under contract.*

Access: *County maintained paved road frontage.*

Notes: *This is a rare find in the rich nut growing region between Escalon and Oakdale. With water and soils ideal for new orchard development.*

Possession: *Likely to be at close of escrow. Seller may need some additional time to move from the house.*

Terms: *Cash at close of escrow.
Being sold in "AS IS" condition.*

List Price: *\$1,060,000*

Broker: *W. Gary Reeve
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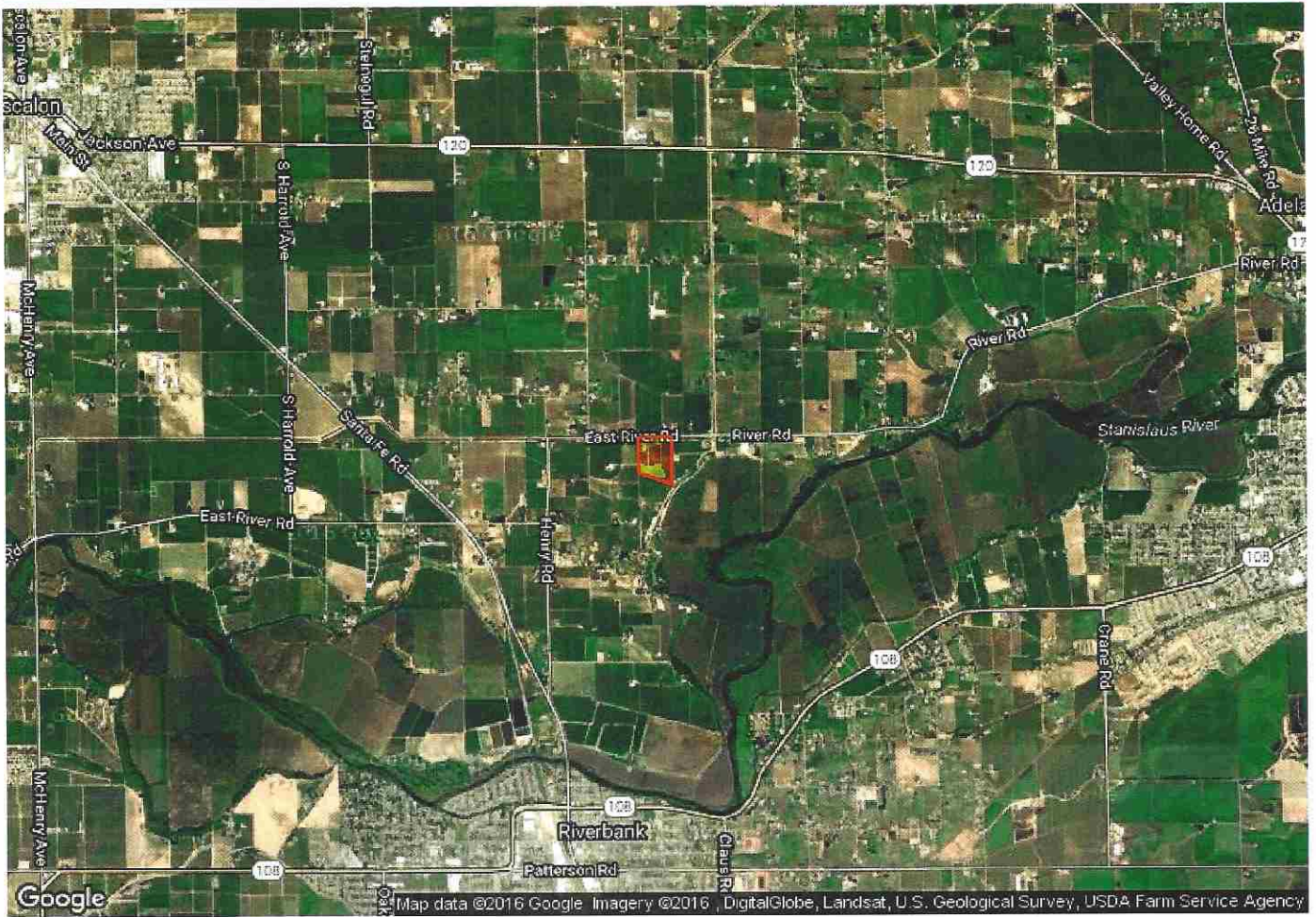
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SOILS REPORT

21086 MCBRIDE AVE ESCALON CA 95320-9643










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USDA Soils Legend

| Symbol | Name | Slope Grade | Irr. Cap. Class | Non-Irr. Cap. Class | Storie Index | Acres | Parcel % |
|---|---|-------------|-----------------|---------------------|--------------|--------|----------|
|  | 0127 Chuloak coarse sandy loam, 0 to 2 percent slopes | 1 | 1 | 4 | 68 | 6.373 | 20.84 |
|  | 1142 Delhi loamy sand, 0 to 2 percent slopes | 1 | 3 | 4 | 65 | 17.011 | 55.64 |
|  | 2193 Madera sandy loam, 0 to 2 percent slopes | 1 | 3 | 4 | | .719 | 2.35 |
|  | 3193 Madera sandy loam, 0 to 2 percent slopes | 1 | 3 | 4 | | 5.022 | 16.43 |
|  | 4284 Water | | | | | 1.451 | 4.74 |
| Total Acres: | | | | | | 30.576 | |