



FARM LAND

RANCHES

LAND INVESTMENTS

37 1/2 W. 10th St.  
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**FOR SALE  
RARE HOMESITE  
Near Tracy**

**Location:** 32600 S. Bird Rd.

**Assessor's Parcel Number:** 255-050-23, San Joaquin County

**Lot Size:** .75 acres

**Building Improvements:** Small, older house and garage currently unoccupied and deemed not to be in livable condition.

**Other Improvements:** Septic system installed in 2012.  
Domestic well.  
Several almond trees currently leased to a local farm operator.

**Schools:** New Jerusalem Elementary School District.  
Located near Delta Charter School.

**Uses:** The highest and best use of this property is likely to be for construction of a single family residence or remodel/add on of the existing residence.

**Recommendations:** Buyer is urged to contact the County of San Joaquin regarding any uses being proposed by the buyer.

**List Price:** \$400,000

**Terms:** All cash at close of escrow.

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