FARM LAND

RANCHES

LAND INVESTMENTS

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

**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

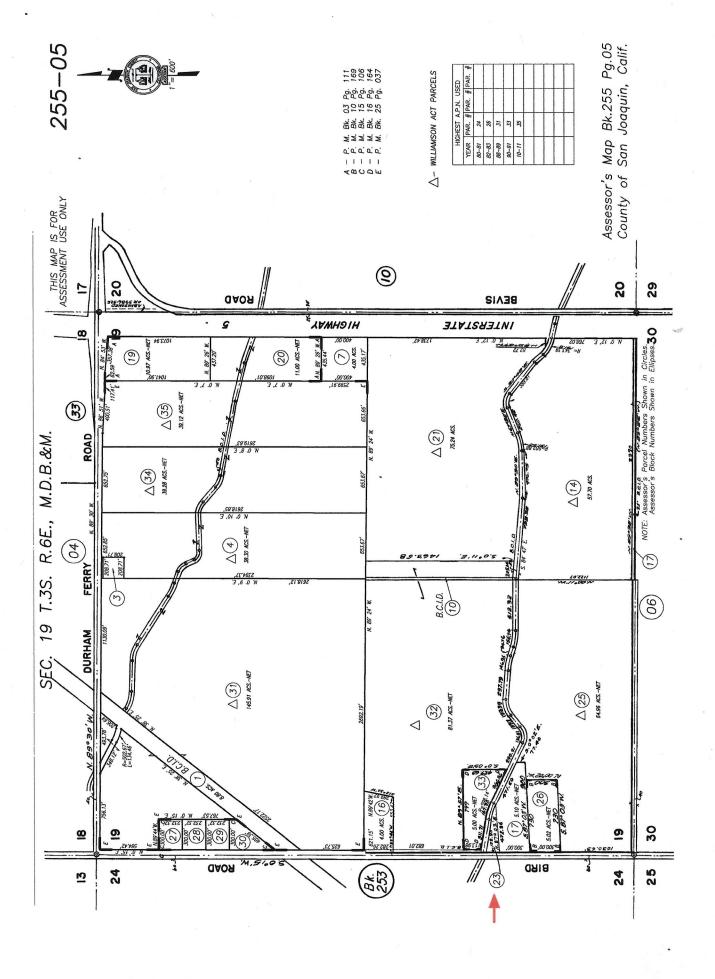
(209) 484-7012

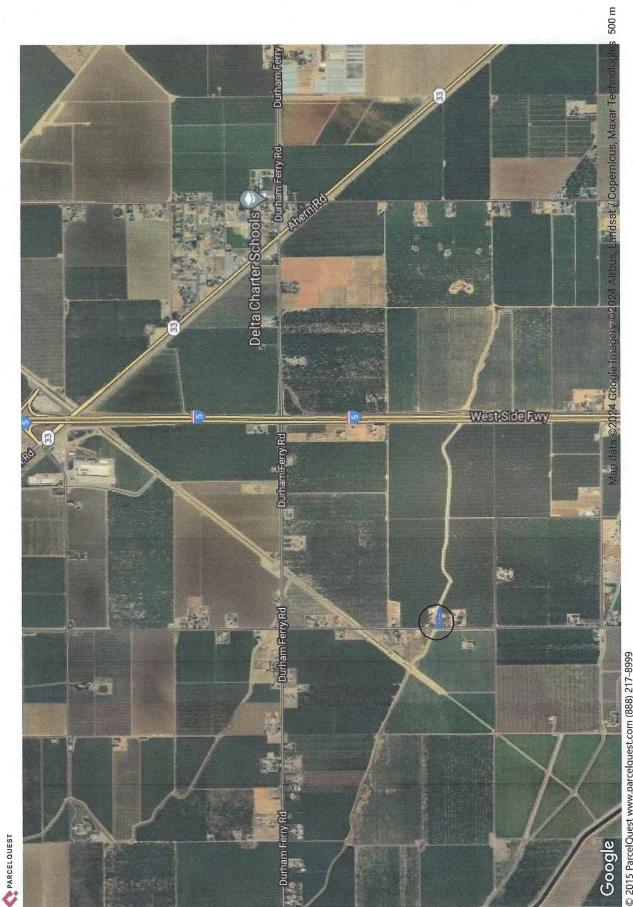
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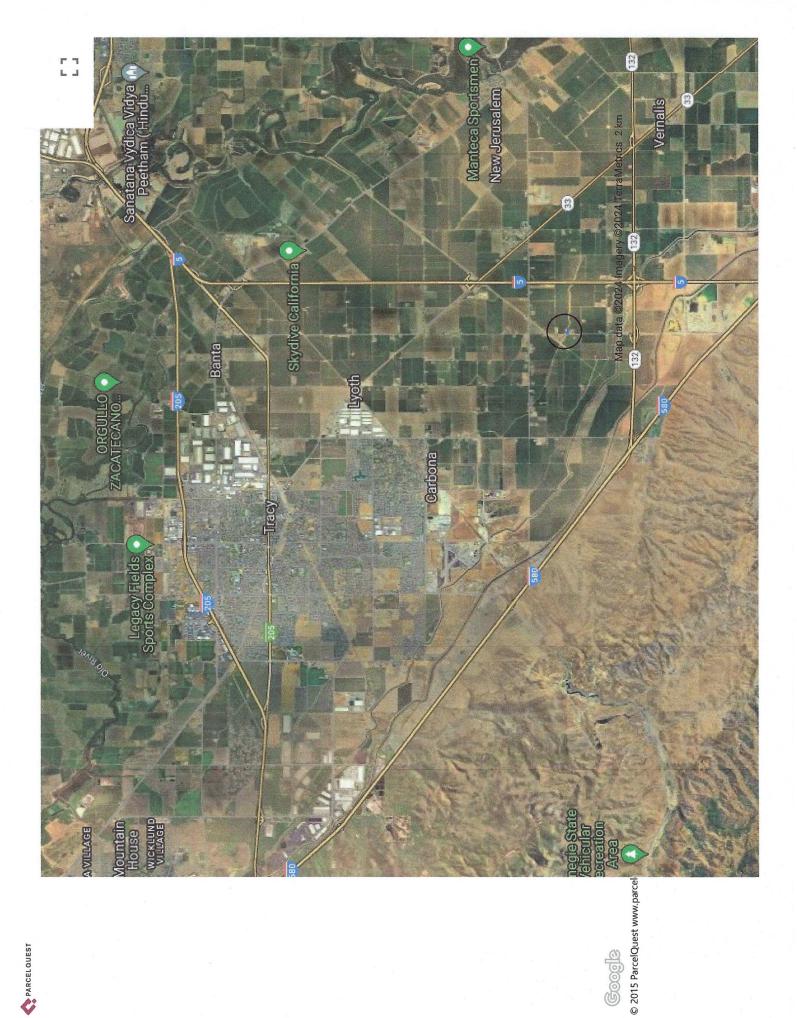


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