



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

For Sale

46.43+/- Acres Near Tracy

Location:	Approximately 4 miles Northeast of Tracy at 4904 W. Canal Blvd.
Assessor's Parcel Number:	213-160-09, San Joaquin County.
Irrigation Water Source:	Pescadero Reclamation District #2058. This is an historically reliable district with abundant surface water rights which predate 1914.
Drainage & Reclamation:	The Pescadero R.D. #2058 is responsible for district levee maintenance and drainage.
Soils:	Grangeville Fine Sandy Loam Merritt Silty Clay Loam Grangeville Clay Loam (See Soil Map and information attached)
Current Uses:	As a row crop and field crop production.
Access:	Frontage along Canal Blvd., a county maintained, paved road.
Zoning:	AG-40
General Plan:	A/G (Agriculture General).
Hazard Zones:	The Property is located in a 1:100 Year Flood Zone.
Williamson Act:	The Property is not currently under contract.

Leases: Currently farmed under verbal terms.

List Price: \$766,000

Terms: All cash at close of escrow, or other terms acceptable to Seller.

Notes: This is very fertile and productive land with excellent soils and water rights. Many permanent crops and orchards have been developed recently on similar properties in the area. Expert consultation is advised.

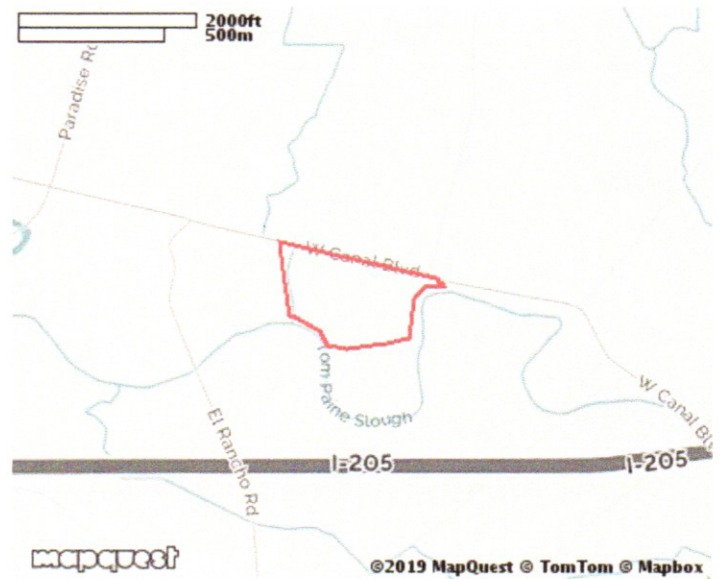
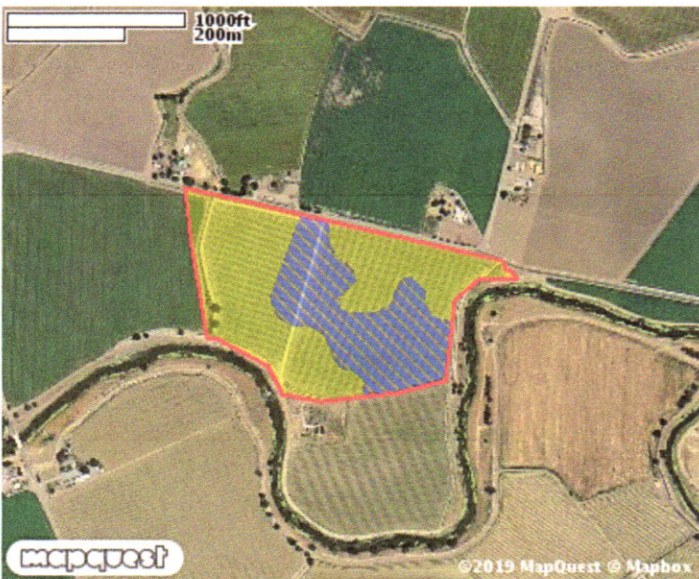
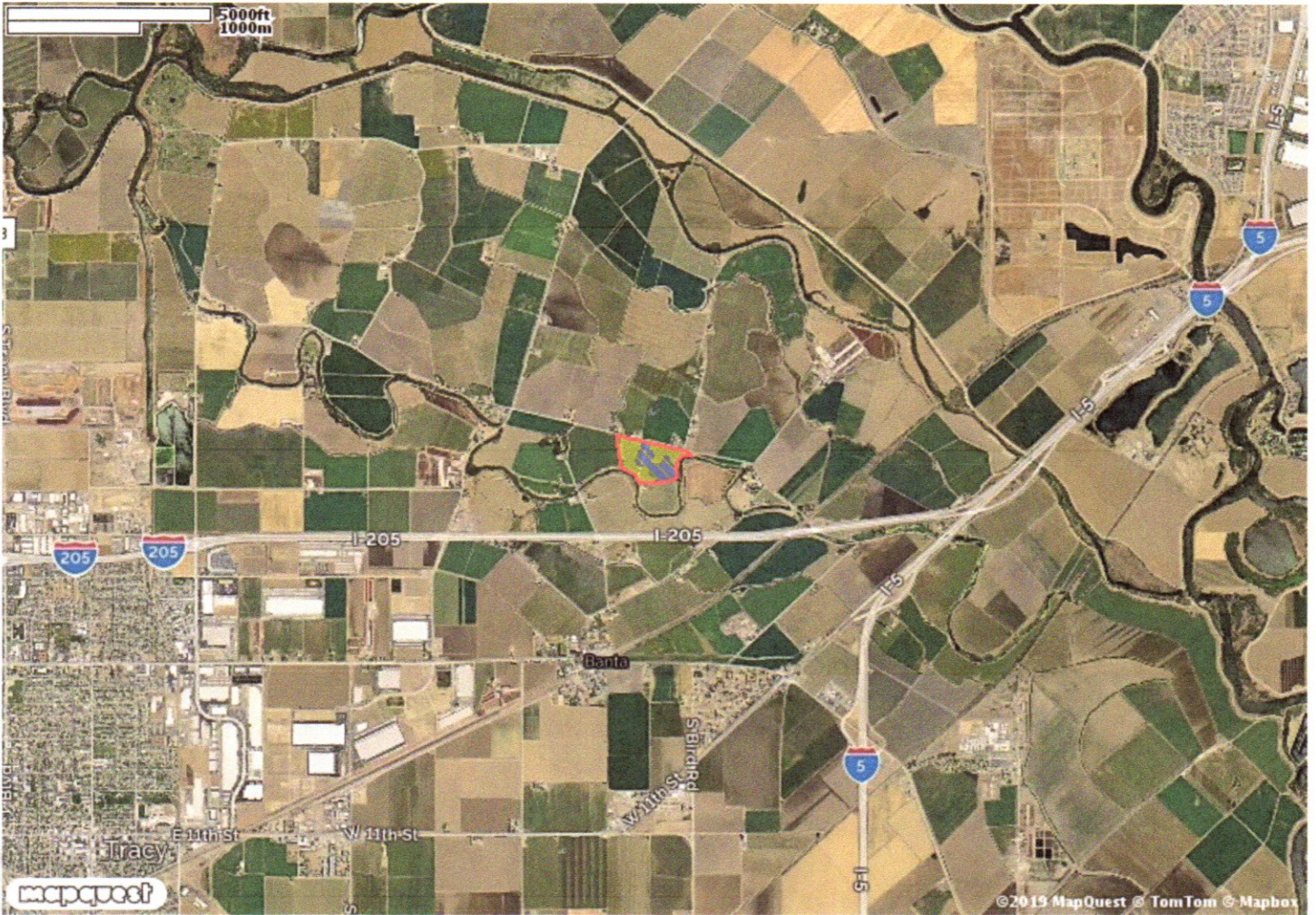
Contact Broker: W. Gary Reeve, (209) 484-7012
garyreeve@sbcglobal.net
www.reeveland.com

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



SOILS REPORT

4904 W CANAL BLVD TRACY CA 95304-9417









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USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0166 Grangeville fine sandy loam, partially drained, 0 to 2 percent slopes	1	2	4	76	30.140	62.71
	1167 Grangeville clay loam, partially drained, 0 to 2 percent slopes	1	2	4	65	.065	.13
	2197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		17.792	37.02
	3284 Water					.068	.14
Total Acres:						48.064	

