



37 1/2 W. 10th St.

Tracy, CA 95376

(209) 835-2002

Fax (209) 835-2008

garyreeve@sbcglobal.net

Almonds For Sale

Tracy, CA

Location: 33601 & 33707 S. Koster Rd., Tracy, CA 95304

Assessor's Parcel #s: 255-090-30 30.99 acres
 255-090-63 32.60 acres

Total Assessed Acres: 63.59

Almonds: Butte and Padre varieties, planted approximately 10 years ago. Exact planting dates to follow.

Irrigation System: Pressure pump and filter system with screen. Surface lines with microsprinklers throughout.

Irrigation Source: Banta Carbona Irrigation District which has historically been a reliable source of good quality, moderately priced irrigation water.

Soils: El Solyo Clay Loam and Capay Clay (see soil information attached).

Access: Approximately 400 feet of frontage along Koster Rd., a county maintained, paved roadway.

Hazard Zones: None known. Not designated within a 1:100 year flood zone.

Mineral Rights: Believed to be intact.

Leases: Property is not subject to an existing lease, it is currently owner operated.

Crop: 2023 crop is not included in this offering.

Parcels: Property is believed to consist of two legal parcels, to be confirmed by buyer.

Yields: To follow.

Notes: This is the rare find of producing almonds in the desirable Banta Carbona Irrigation District. This property is also located in a desirable neighborhood and the New Jerusalem School District.

List Price: \$3,180,000

Terms: Cash.

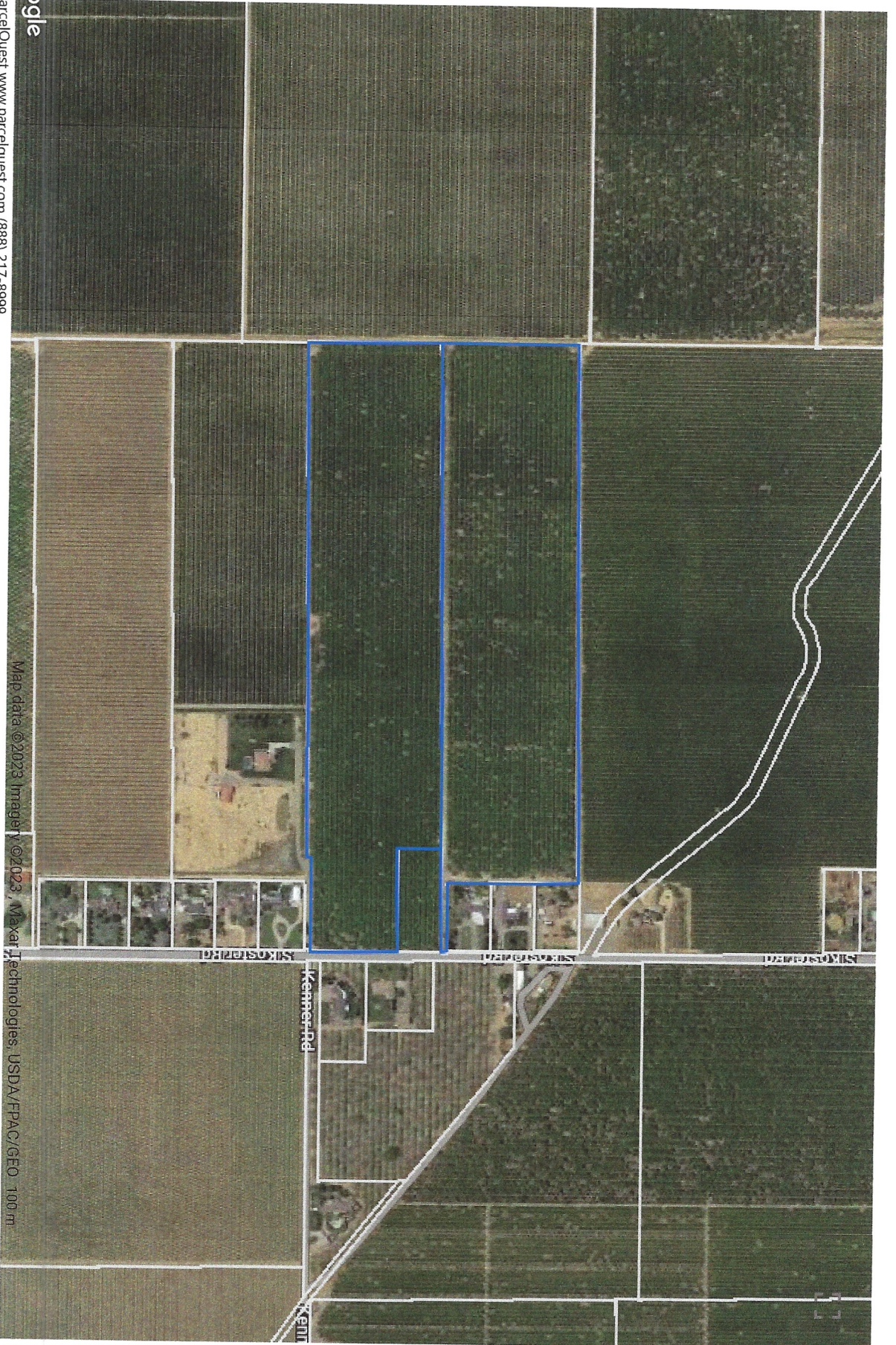
Broker: W. Gary Reeve
#00875626

Telephone: (209) 484-7012

Email: garyreeve@sbcglobal.net

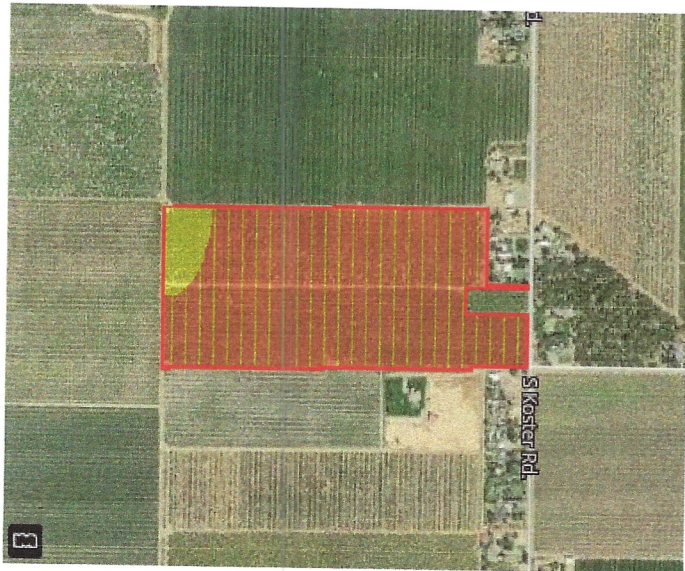
THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.







MULTI PARCEL SOILS REPORT



Rd.

132

W Vernalis Rd.

CA-33







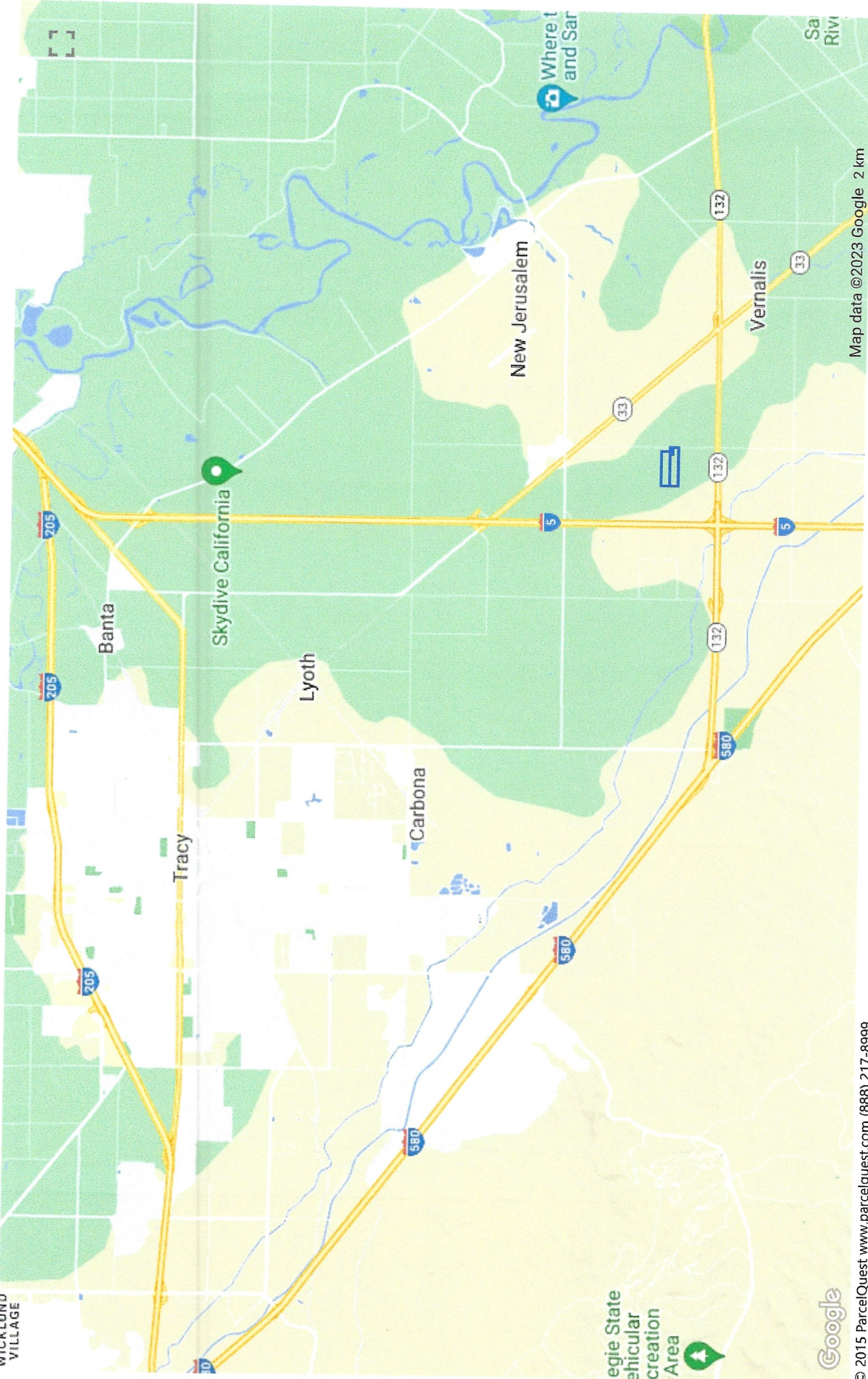
MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin, CA
 Number of Parcels: 2
 Total Parcel Acreage: 63.59
 Parcels Included: 255-090-300-000, 255-090-630-000

USDA Soils Legend

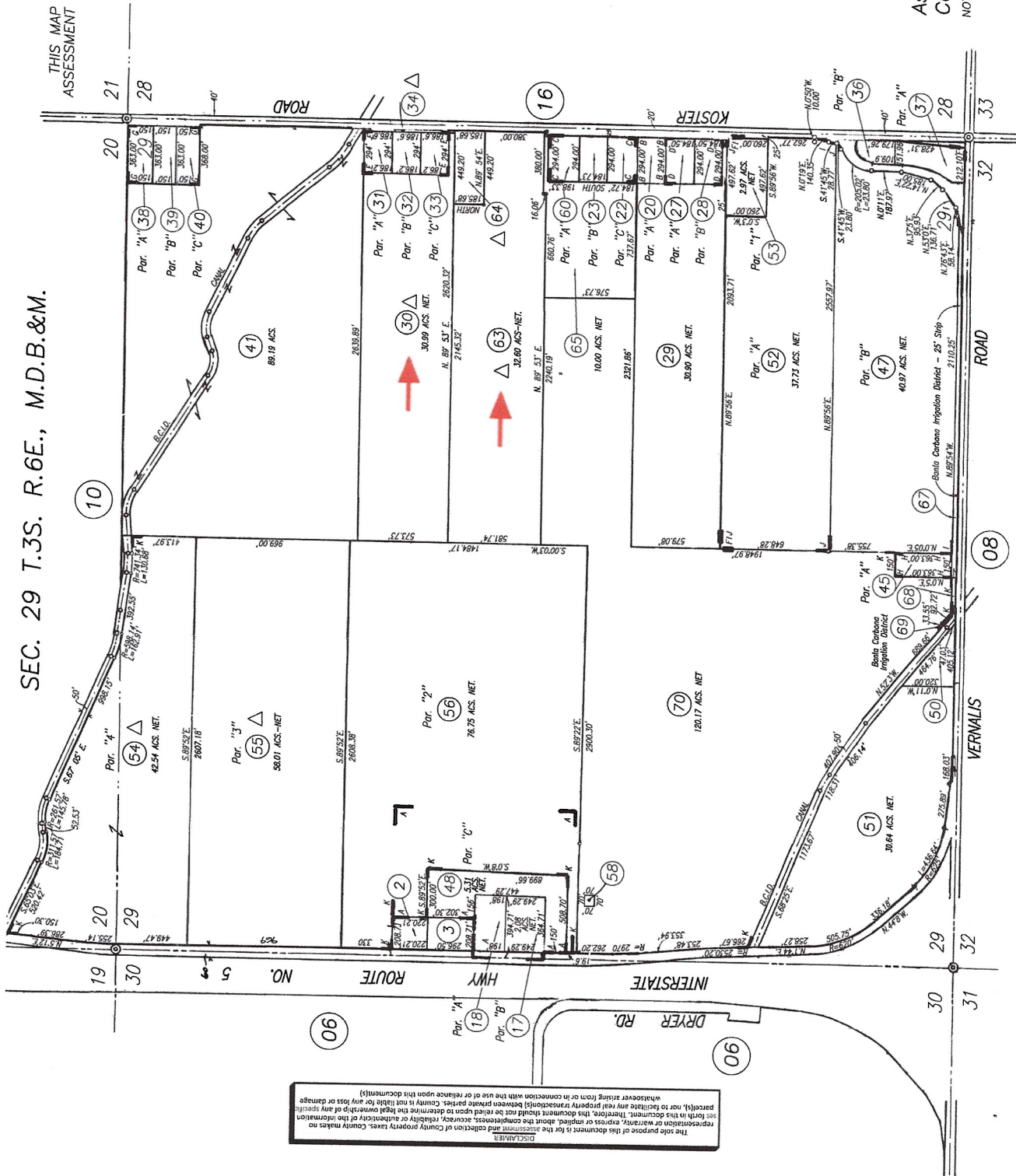
Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0118 Capay clay, 0 to 2 percent slopes	1	2	4	44	4.134	6.50
	1156 El Solyo clay loam, 0 to 2 percent slopes	1	2	4	72	59.462	93.50
Total Soil Acres:						63.596	



SEC. 29 T.3S. R.6E., M.D.B.&M.

THIS MAP IS FOR
ASSESSMENT USE ONLY

255-09



- A- R. S. Bk. 26 Pg. 196
- B- R. S. Bk. 26 Pg. 146
- C- P. M. Bk. 03 Pg. 169
- D- P. M. Bk. 03 Pg. 168
- E- P. M. Bk. 08 Pg. 017
- F- P. M. Bk. 09 Pg. 207
- G- P. M. Bk. 12 Pg. 037
- H- P. M. Bk. 12 Pg. 036
- I- R. S. Bk. 28 Pg. 158
- J- P. M. Bk. 20 Pg. 043
- K- P. M. Bk. 20 Pg. 161

△ - WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED	YEAR	PAR. #	PAR. #	PAR. #
	07-08	62		
	09-10	64		
	22-23	66		
	23-24	68	70	

Assessor's Map Bk.255 Pg.09
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

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