



R & S Farms, Inc., D.B.A.:
Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

RANCHES

LAND INVESTMENTS

37 1/2 W. 10th St.
Tracy, CA 95376
(209) 835-2002
Fax (209) 835-2008
garyreeve@sbcglobal.net
2/17

For Sale:
YOUNG PISTACHIO ORCHARD
Tracy, CA

Location: 23623 Kasson Rd., just south of the Interstate 5 and Kasson Rd. interchange.

Assessor's Parcels:	239-110-08	44.92 acres
	239-110-09	40.00 acres
	239-110-10	<u>40.00 acres</u>
Total Acres:	124.92 acres assessed	

Irrigation Source: One on site deep well with a 100 hp pump. Measured flow rate from a 2012 test report is 2,250 gpm.

Water Delivery: Surface drip lines.

Soils:	Soil Type	Storie	Approx. %
		Index	Of Ranch
	0118 Capay Clay	44	98
	1274 Willows Clay	27	02

Pistachio Trees: Variety: Golden Hills
Root Stalk: UCB1
Planting Date: March, 2014
Grafting Date: March, 2015

Buildings: Three residential structures on site including two mobile homes. All are currently rented out as of this brochure date, and significant income is derived from these rentals. To be sold in "AS IS" condition.

Parceling: Three legal parcels.

Hazard Zones: Located partially within a 1:100 year flood zone.

Reservations From Sale: The Oil, Gas & Mineral Rights are not included in this offering.

Amenities: Near the I-5 interchange with freeway exposure.
Young orchard to come into production soon.
Cash flow from building improvements.

Terms: All cash to Seller at close of escrow.
"AS IS" condition.

List Price: \$4,375,000.00

Listing Agent: W. Gary Reeve
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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.



239-11

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LEGEND:

Assessor's Parcel Numbers

Book Page Parcel Number

A-R.S. Bk. 30 Pg. 026
B-R.S. Bk. 31 Pg. 109
C-P.M. Bk. 18 Pg. 077
D-P.M. Bk. 22 Pg. 089
E-P.M. Bk. 26 Pg. 039

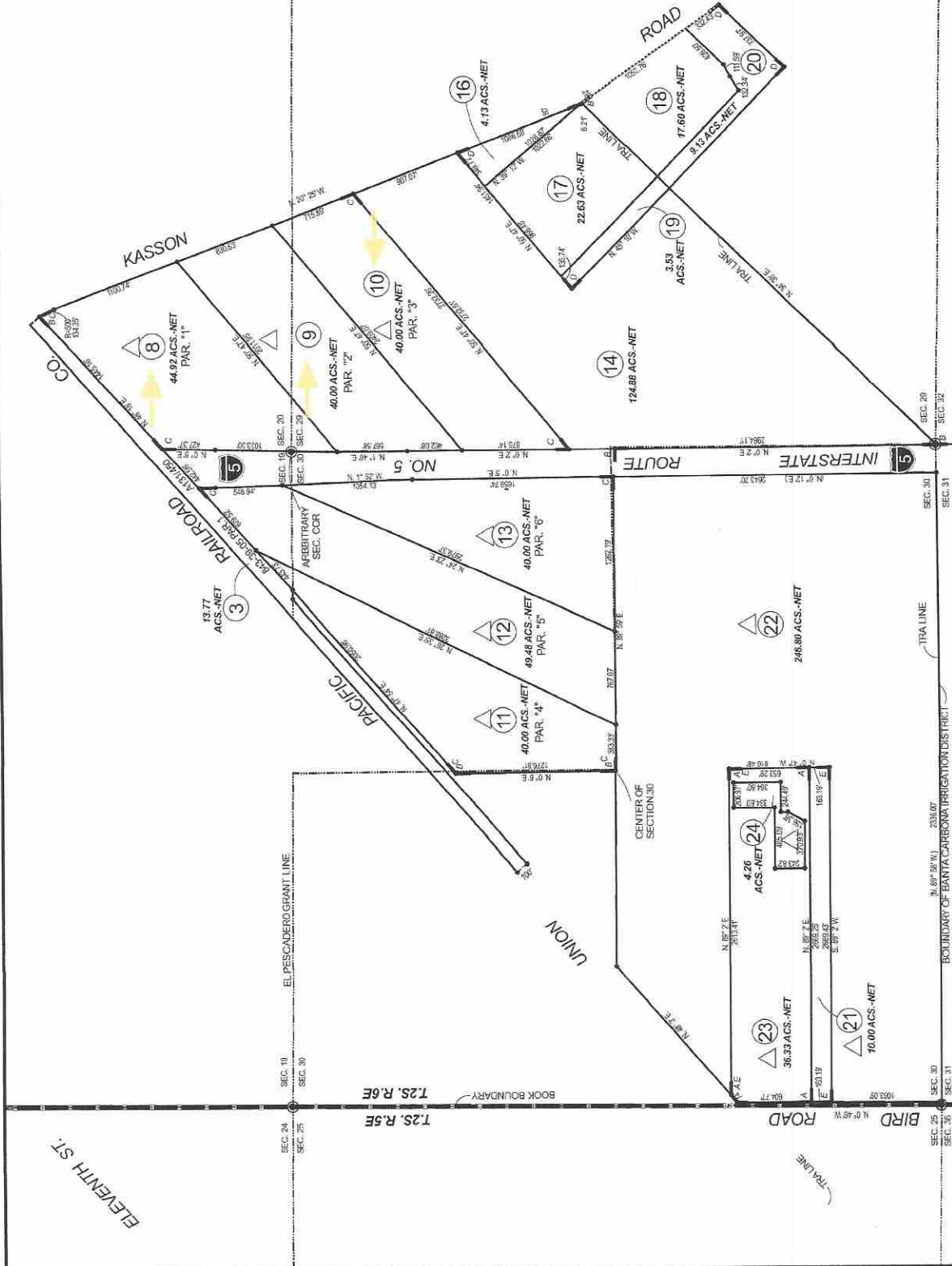
Williamson Act Parcel

HIGHEST APN USED	YEAR	PAR. #	PAR. #
8738	3	5	
8838	5	7	
9132	7	11	
9334	11	16	
9533	16	18	
9633	18	24	

BK. 239 PG. 11
County of San Joaquin, CA

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POR. SECS. 19,20,29,30 T.2S. R.6E., M.D.B & M. POR. EL RANCHO PESCADERO



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FOR SALE

REEVE ASSOCIATES

PISTACHIOS +/- 125ac

209-835-2002

