



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:

37.39 acres Irrigated Farm Land

7/16

Location: 4359 California Ave., near Tracy, CA.

Assessor's Parcel #: 213-180-54, San Joaquin County

Assessed Acreage: 37.39

Access: Frontage along California Ave.

Irrigation: Pescadero Reclamation District provides irrigation water through periodic assessments and use charges. The district water is believed to have Pre-1914 water rights, and should be independently verified by prospective buyers.

Soils: Good quality and productive soils, see Soil Map attached.

Zoning: AG-40

Mineral Rights: Negotiable.

Cropping: Well suited for vegetable and row crop production, and possible permanent plantings.

Flood Information: Located within a 1:100 year flood zone area. Minimum elevation of foundation standards will apply to any new structure.

Amenities: Productive soils with good water rights. Freeway exposure to those who need advertising.

Note: The Seller also has available adjacent to this property, two residential building sites of 2 acres each. The list price for these is \$100,000 each.

Terms: All cash at close of Escrow.

List Price: \$561,000.

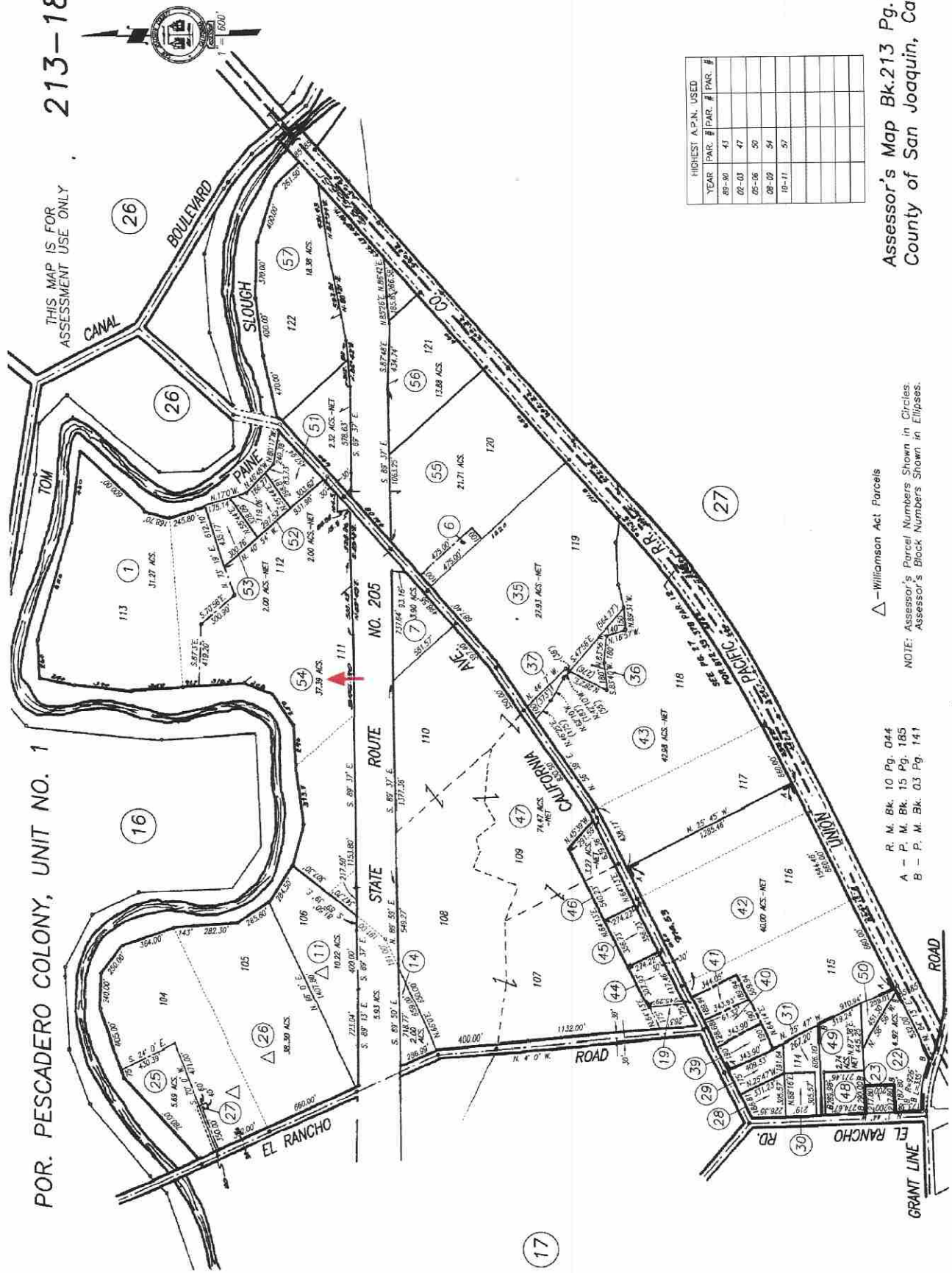
Broker: Gary Reeve, garyreeve@sbcglobal.net

The information contained herein has been taken from sources deemed reliable, however, no guarantee is made as to absolute accuracy.

POR. PESCADERO COLONY, UNIT NO. 1

213-18

THIS MAP IS FOR
ASSESSMENT USE ONLY



△ - Williamson Act Parcels

R. M. Bk. 10 Pg. 044
 A - P. M. Bk. 15 Pg. 185
 B - P. M. Bk. 03 Pg. 141

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

Assessor's Map Bk.213 Pg.18
 County of San Joaquin, Calif.



SOILS REPORT

4359 CALIFORNIA AVE TRACY CA 95304-9414









SOILS REPORT

4359 CALIFORNIA AVE TRACY CA 95304-9414

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0153 Egbert silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4	58	21.521	56.83
	1166 Grangeville fine sandy loam, partially drained, 0 to 2 percent slopes	1	2	4	76	2.413	6.37
	2166 Grangeville fine sandy loam, partially drained, 0 to 2 percent slopes	1	2	4	76	13.625	35.98
	3274 Willows clay, partially drained, 0 to 2 percent slopes	1	3	4	27	.313	.83
Total Acres:						37.872	