



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

FOR SALE:
Land with house near Town
Tracy, Ca.

Location: *13347 W. Middle Rd. at the intersection of Lammers and Middle Roads, just Northwest of the City of Tracy.*

Assessor's Parcel Number: *212-030-19, San Joaquin County.*

Acreage: *38.66 assessed acres.*

Improvements: *A 2 bedroom, 1 bathroom house assessed at 1,104 square feet with a detached garage. According to the owner, approximately \$40,000 has been spent on repairs and remodeling over the past two years.*

Water: *There is a refurbished domestic well which services the dwelling. Located in the Naglee – Burk Irrigation District which has historically been a reliable and reasonably priced source of abundant water from Old River for irrigation use.*

Soils: *The entire property is designated as Egbert Silty Clay Loam by the USDA, with a Storie Index of 58.*

Current Zoning: *AG – 40*

General Plan: *A/G, San Joaquin County*

Potential: *This property is located at the intersection of Middle and Lammers Roads. Both of these roadways are designated in the current City of Tracy General Plan as Major Arterials.*

Parceling: *The legal description describes two parcels. The legality of these two lots is to be determined by buyer investigation.*

Current Uses: *The farming acreage is leased until December 1, 2019. The house and outbuilding is leased on a month to month basis to a different tenant.*

Rights: *All rights pertaining to the ownership of this property are included in this offering.*

Hazard Zones: *The property is located within a 1:100 year flood zone.*

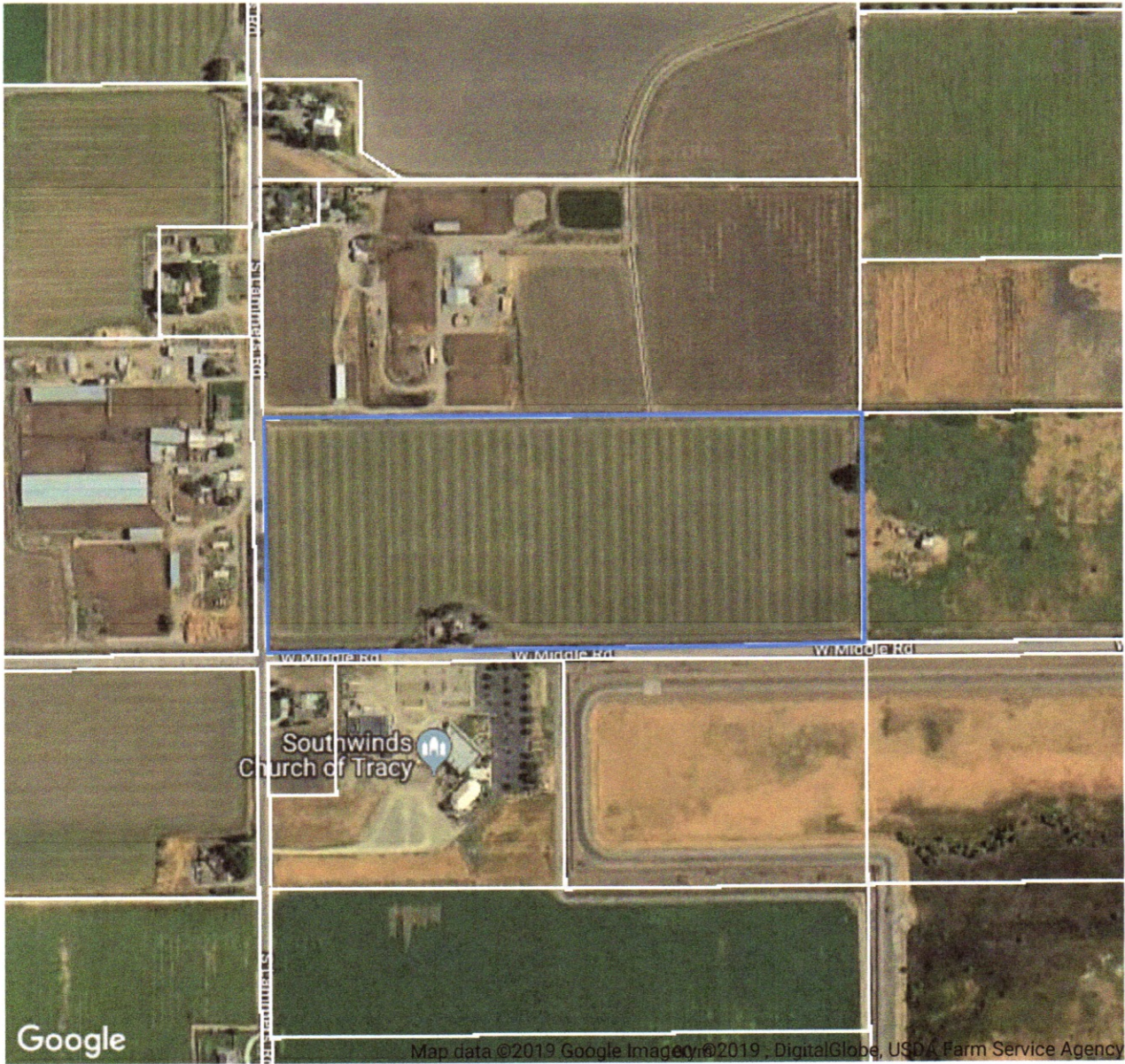
List Price: *\$1,314,500*

Terms: *Cash at closing.*

Broker: *W. Gary Reeve
#00875626
(209) 484-7012
garyreeve@sbcglobal.net*

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

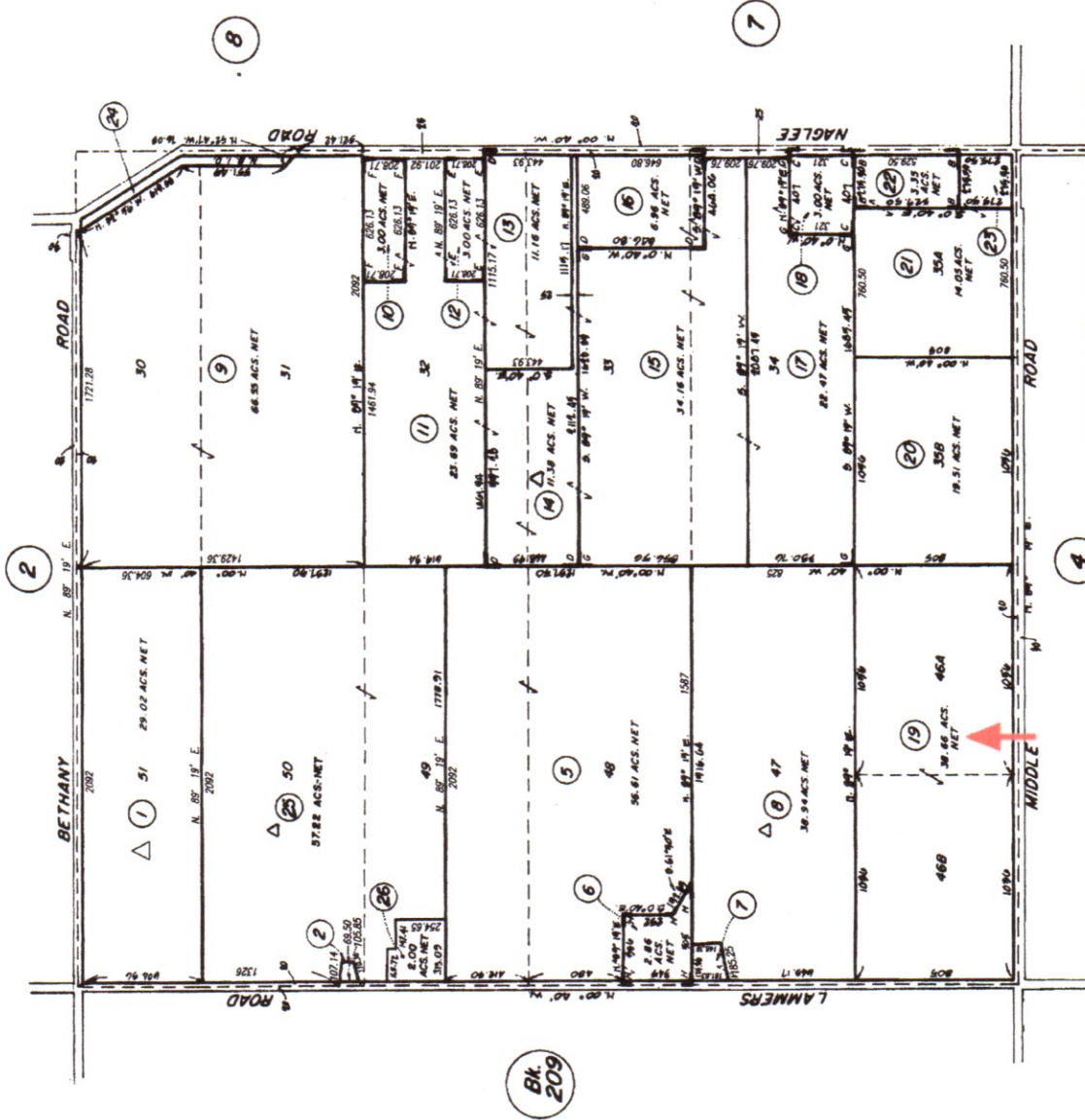




A - POR. NAGLEE BURK TRACT

THIS MAP IS FOR ASSESSMENT USE ONLY

212-03



- A - R. M. Bk. 05 Pg. 018
- B - R. S. Bk. 25 Pg. 127
- C - P. M. Bk. 02 Pg. 185
- D - P. M. Bk. 02 Pg. 073
- E - P. M. Bk. 10 Pg. 199
- F - P. M. Bk. 13 Pg. 032
- G - P. M. Bk. 14 Pg. 098 & Bk. 08 Pg. 109
- H - P. M. Bk. 03 Pg. 065

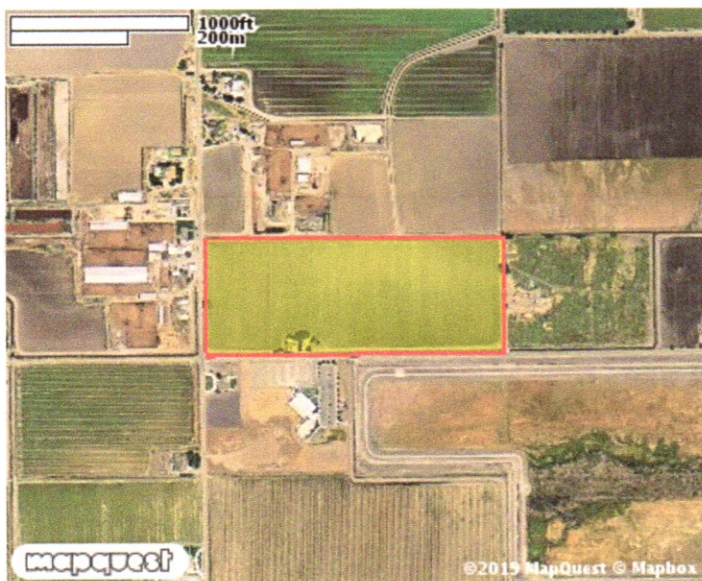
△ - WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED	
YEAR	PAR. # PAR. # PAR. #
90-91	24
02-03	26

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

SOILS REPORT

13347 W MIDDLE RD TRACY CA 95304-9448



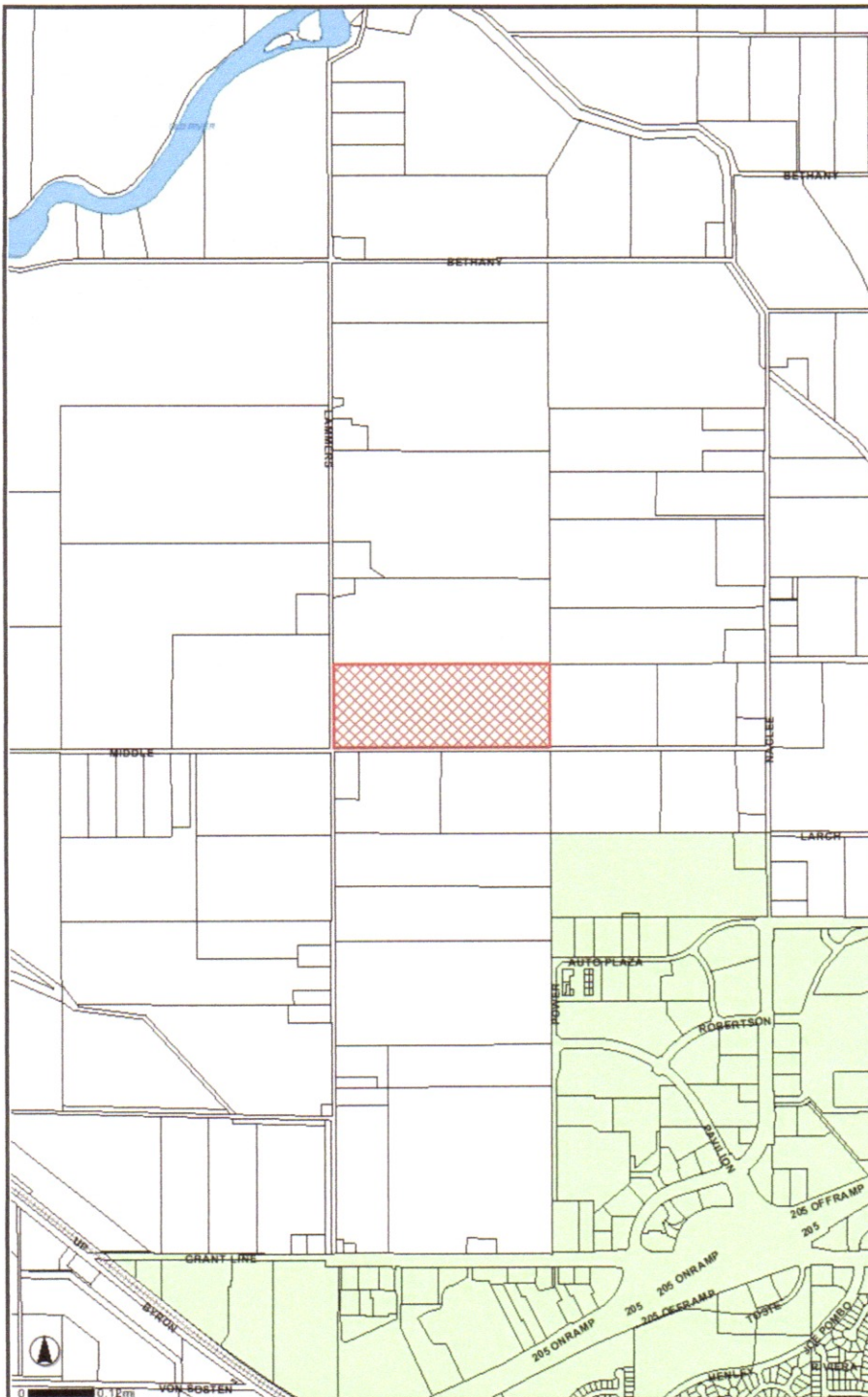


SOILS REPORT

13347 W MIDDLE RD TRACY CA 95304-9448

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	39.067	100.00
						Total Acres:	39.067



- Legend**
- Selected Feature
 - Rivers
 - Water
 - Streets
 - Railroads
 - Railroad Main
 - Railroad Siding
 - Railroad Spur
 - Railroad Crossover
 - Railroad Yard
 - Parcels
 - County Limit
 - Cities
 - COUNTY
 - ESCALON
 - LATHROP
 - LODI
 - MANTECA
 - RPON
 - STOCKTON
 - TRACY
 - Other

Assessor's Map (PDF, popup)

Parcel Details

Parcel ID 21203019
 Situs Number 13347
 Situs Direction W
 Situs Street MIDDLE
 Situs Type RD
 Situs City UNTR
 Parcel SqFt 1684029.00
 Parcel Acres 38.66
 WA Contract
 WA Acres
 WA Renewal 0
 WA Category

Districts

City TRACY
 PlanningArea TRACY
 GPCommunityName
 GPCommunityType
 GenPlan A/G
 Zoning AG-40
 SupervisorDist 5
 SphereOfInfluence
 MuniAdvisoryCouncil
 EnterpriseZone
 HighSchoolDist TRACY UNIFIED
 ElemSchoolDist TRACY UNIFIED
 FireDistrict TRACY RURAL
 FireService TRACY RURAL
 JudicialDistrict M-R-E-T WEST
 FireHazardArea
 SubdivReExpansive EXPA
 SJAFCA
 AirportAOT
 ServicesSewer none
 ServicesWater none
 ServicesStorm none
 IrrigationDist NBID
 ReclamationDist 1007 PICO & NAGLEE
 PhoneService AT&T
 AgriculturalPreserve R-69-C1
 TractBlkgrp 52.03 02
 TrafficZone 530
 SheriffBeat 8
 SheriffRD 138
 ZipCode 95304
 PostOffice TRACY
 MtnHouseGeoDistrict
 MtnHouseCSD
 NoiseContour
 GIS_APN 21203019

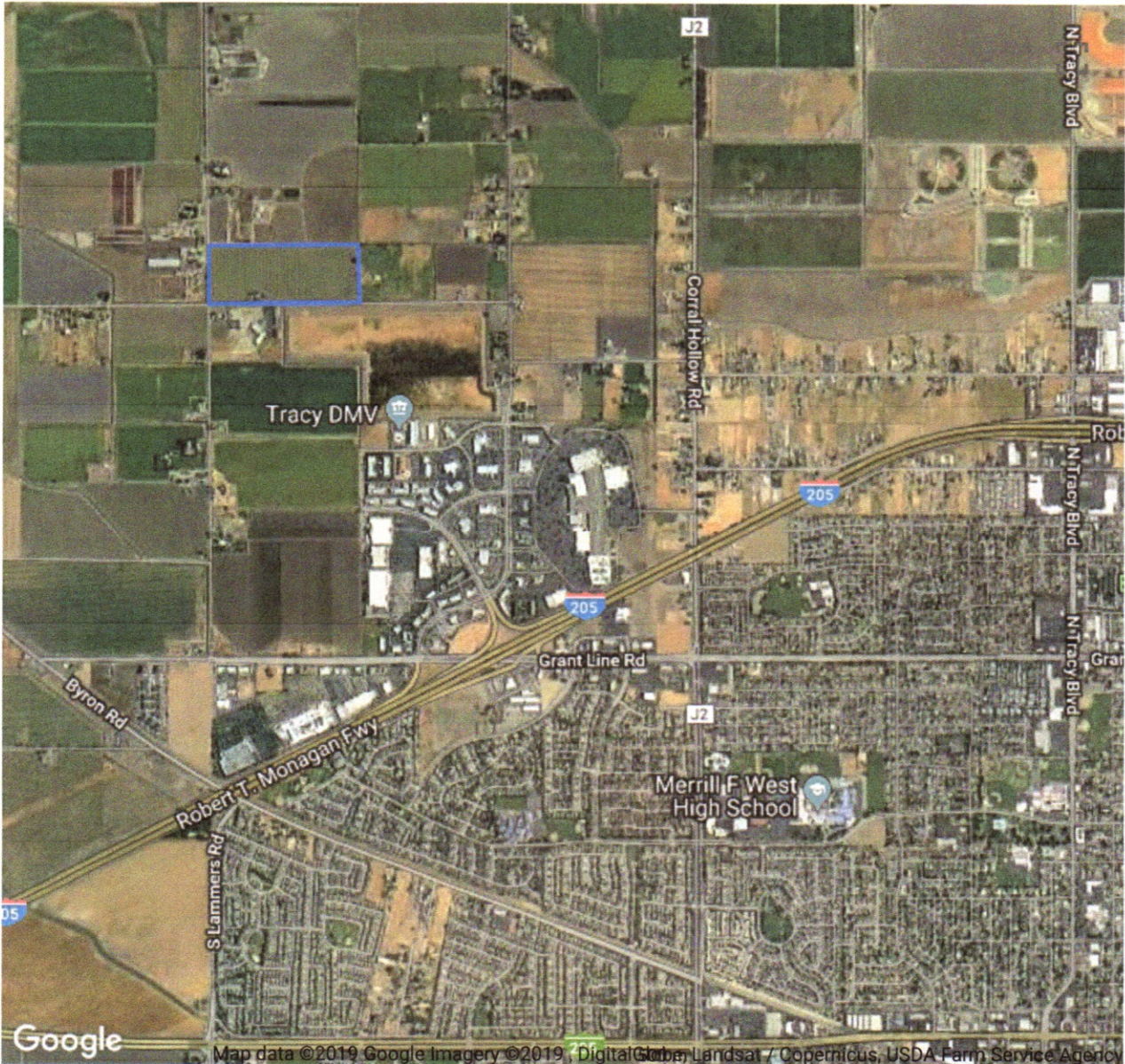


San Joaquin County District Viewer

San Joaquin County Geographic Information Systems

1810 East Hazelton Avenue, Stockton, California 95205





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