



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

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FOR SALE

62.30 Acres Irrigated Farm Land near town

Tracy, CA

**Location: 20301 S. Laurel Ave.
20400 S. MacArthur Blvd.**

**Assessor's Parcels: 213-050-100 51.04 assessed acres
213-050-030 11.26 assessed acres**

Total Assessed Acres: 62.30

Irrigation Source: Pescadero Reclamation District, is a pre-1914, riparian water right and has historically been a source of abundant, reasonably priced irrigation water. Potential buyers are to confirm this to their satisfaction.

Irrigation Improvements: A gated, concrete lined irrigation ditch conveys irrigation water along the north side of the Property.

Soils: Mostly 0197-1197 Merritt Silty Clay Loam with a small portion of 0166 Grangeville Fine Sandy Loam. These are generally young, and very productive soils with proper drainage improvements as are present. (See soil map and information attached).

Building Improvement: A large pole barn for hay and equipment storage, with good utility, is located near the Southeast corner of the property, near Laurel Ave.

Parcels: There appears to be two legal parcels which are conditionally buildable. To be confirmed by all potential buyers.

Uses: Currently used for row and field crop production.

Zoning: AG-40

Hazard Zone: The property is located in a 1:100 year flood zone, according to FEMA.

Notes:

This property is very well suited for vegetable and field crop production, as well as permanent plantings of vines and trees. It is also ideal for the development of more than one residential homesite. The existing pole barn will provide good utility for a farm operation or rent income. Finally, it is located near town and the current I-205 interchange for long term potential of value increases.

List Price:

\$2,648,000

Terms:

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

Contact Broker:

**Gary Reeve
#00875626
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garyreeve@sbcglobal.net**

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





Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO 100 m

213-05

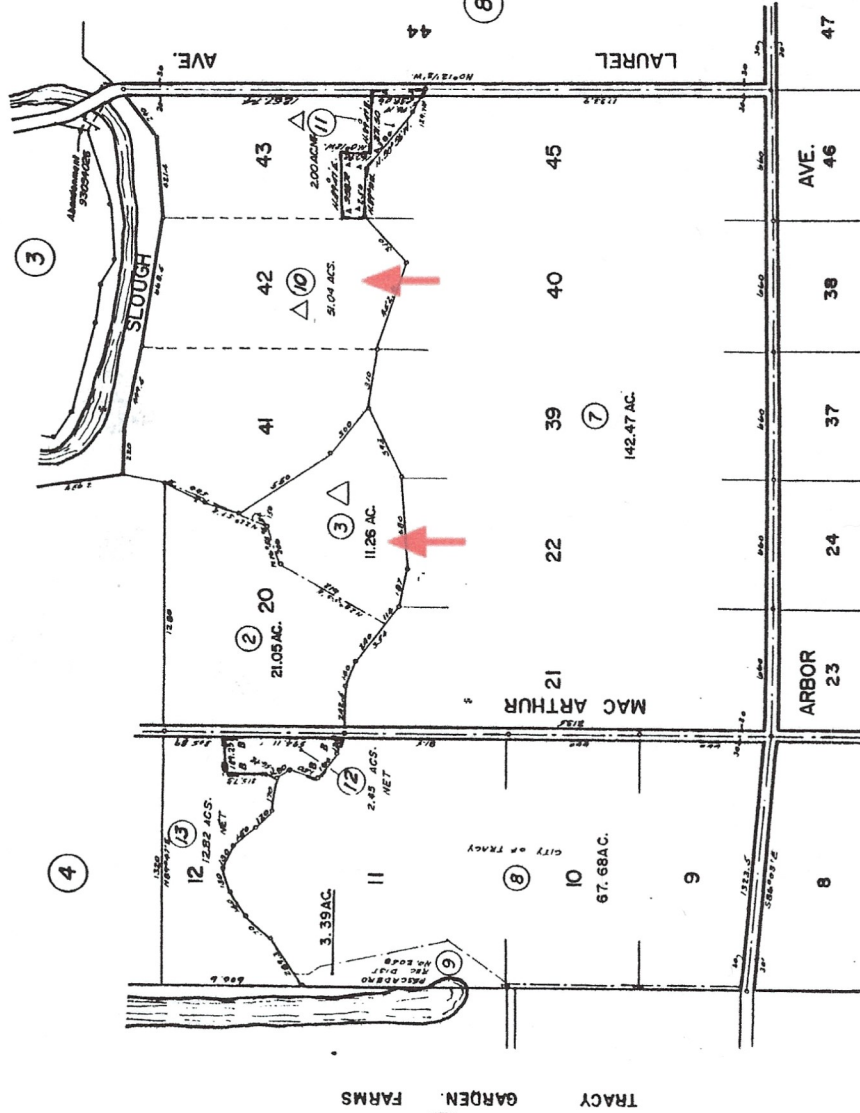
THIS MAP FOR
ASSESSMENT USE ONLY

PESCADERO COLONY UNIT NO. 1



SCALE 1"=600'

COLONY NO. 1 PESCADERO UNIT



UNIT NO. 1 PESCADERO COLONY

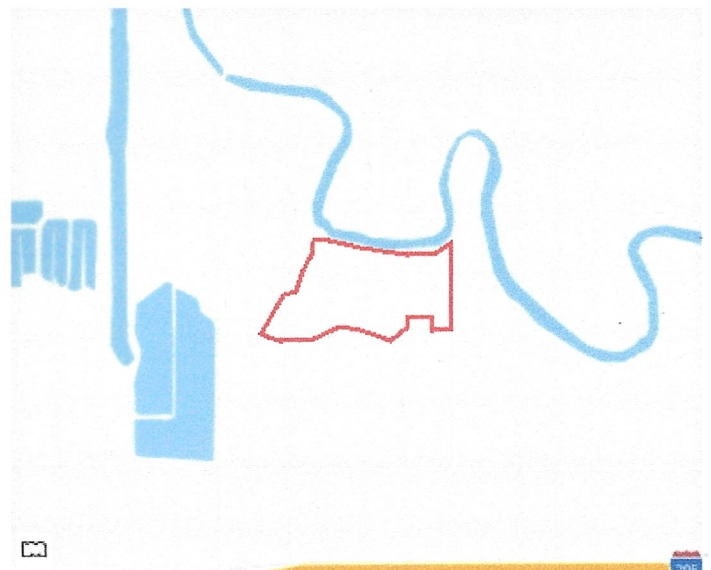
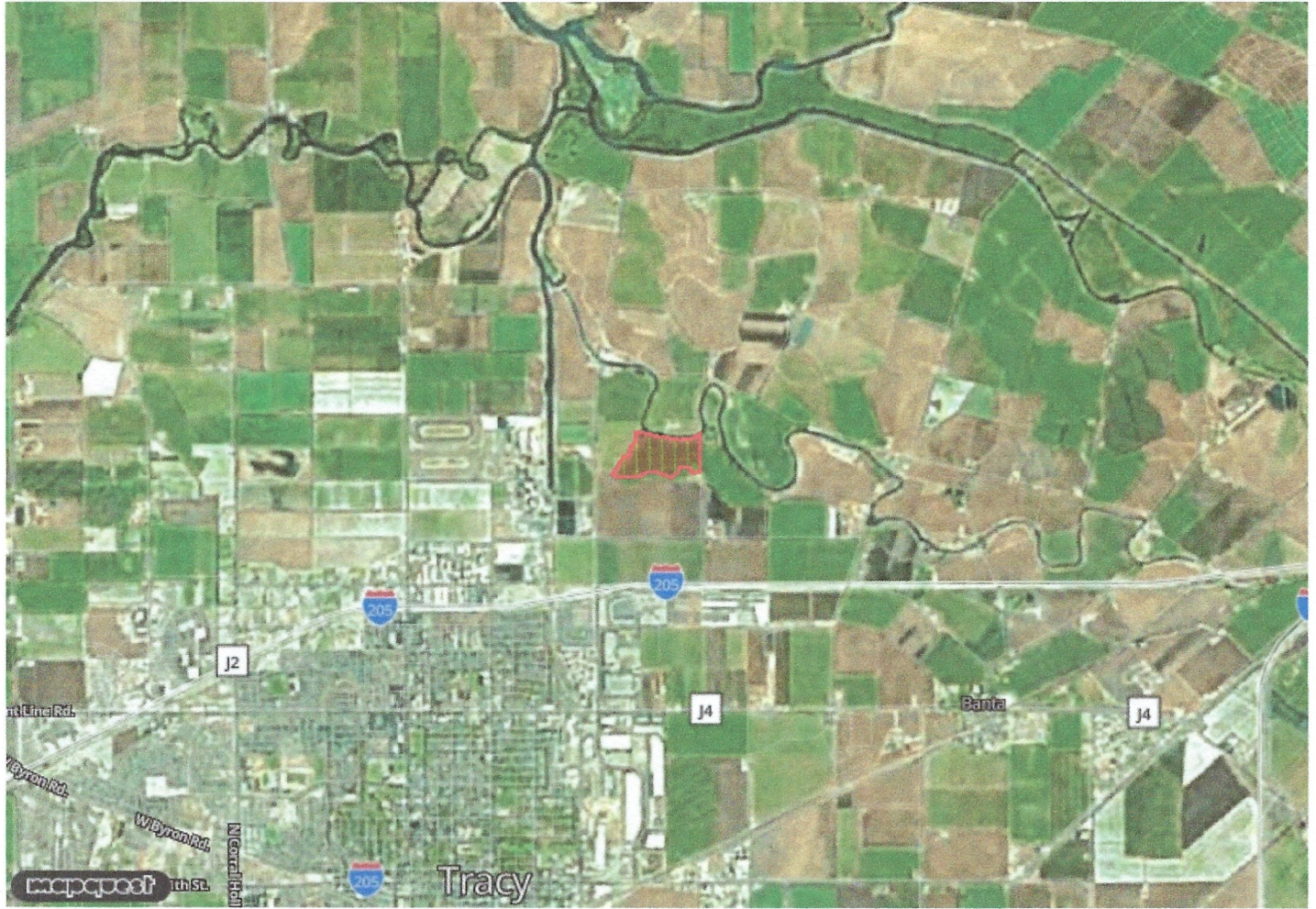
△ - WILLIAMSON ACT PARCELS

NOTE:
ROADS & AVE'S EXCLUDED BY DEED;
MEASURED DISTANCES & LOT LINES
ARE TO C/L OF ROADS;

B - P. M. Vol. 22 - Pg. 25
A - P. M. Vol. 21 - Pg. 94

Bk. 212

MULTI PARCEL SOILS REPORT







MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin, CA
 Number of Parcels: 2
 Total Parcel Acreage: 62.30
 Parcels Included: 213-050-030-000, 213-050-100-000

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	1.891	3.05
	1197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		60.172	96.95
Total Soil Acres:						62.062	

