

FOR SALE FOR DEVELOPMENT POTENTIAL:

THE HARRAGON RANCH

94.40+/- acres located near Tracy, Ca.

Directions:	From 11 th St. in Tracy to Corral Hollow Rd. south to Valpico Rd. turn right. The subject property is on the left side of the road and about ½ mile from the intersection of Corral Hollow and Valpico Roads.	
Assessor's Parcels:	240-140-05	29.82 acres
	240-140-06	<u>64.58 acres</u>
Total Acreage Assessed:	94.40 acres	
Land Use:	Currently leased out for farming purposes. The subject property is located approximately ½ mile away from the city limits of Tracy.	
Zoning:	Currently zoned AU-20 (Agriculture Urban Reserve).	
Williamson Act:	A.P.N.: 240-140-05 (29.82 acres) the Notice of Non- Renewal was recorded on 12/31/97. A.P.N.: 240-140-06 is not believed to be under contract at this time. This information must be confirmed by all prospective Buyers.	
Water:	Located within the Byron- Bethany Irrigation District in the Plain View Water District area, which may allow agriculture and urban uses.	
Topography:	Leveled to grade for Irrigation purposes.	
Environmental:	My understanding is that a Phase One site assessment has been done for the South Schulte planning Area which was prepared on November 30, 1994 by Engro, Inc.	
Mineral Rights:	Oil, Gas & Mineral Rights below 500' are not included in this offering.	

Potential:	The proximity to the City of Tracy and the demand for housing, especially with easy east Bay Area access, makes the subject property ideal for residential development, subject to the city wide Measure A slow growth initiative.	
List Price:	\$5,192,000.00	
Terms:	All cash at close of escrow. Buyer shall cooperate with Seller in order to complete IRS Section 1031 Tax Deferred Exchange(s) at no cost or liability to the Buyer. Sale is subject to the existing Agriculture Lease.	
Listing Broker:	Gary Reeve	Office#: (209) 835-2002 Mobile#: (209) 484-7012

240-14

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ROAD

T.29. | R.5E.

VALPICO

15

225. R4E
36

CS. R. 4E

Bk. 209

SEC. 6 T.3S. R.5E

SCALE 1"=600'
SAN JOAQUIN COUNTY
ASSESSORS MAPS

△-WILLIAMSON ACT PARCE

LAMMERS

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MCI Telecommunications
(Continued)

Bk. 253

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