



FARM LAND • RANCHES • LAND INVESTMENTS

37 1/2 W. 10th St.
 Tracy, CA 95376
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FOR SALE
100.79 Acres Young Walnuts

Location: 12100, 18006, 18252, 18374 Platti Rd., Tracy, CA

Assessor's Parcels:	212-100-130	20.00 acres
	212-100-420	16.21 acres
	212-100-430	16.20 acres
	212-100-440	<u>48.38 acres</u>

Total Acres Assessed: 100.79 acres

Irrigation: Naglee – Burk Irrigation District is an historically abundant source of reasonably priced irrigation water.

Irrigation System: Pressurized system.

Drainage: On site underground tile drain, Naglee - Burk drain ditch.

Trees: Chandler variety on hybrid root stalk.

Age: Planted in 2018.

Soils: Grangeville Fine Sandy Loam
 Merritt Silty Clay Loam
 See attached Soils Report,

Mineral Rights: Are believed to be intact

Hazard Zones: Located within a 1:100 Year Flood Zone

Leases: Property is currently under a management arrangement with no binding leases or agreements.

A neighboring 7+/- acres is currently leased to the owner of this property being sold. This is a long term lease arrangement and the Tenant position is included in this sale with a lease assignment.

Parcels: There is believed to be four separate legal parcels, to be confirmed by Buyer.

Management: Title drainage has been recently installed and 10-11% of the trees are planned to be replanted in 2024.

Zoning: AG-40

Notes: This property benefits by being in close proximity to the fast growing City of Tracy. There are four parcels and four building sites with plenty of paved road frontage on the quiet Platti Rd. These are young trees of the desired Chandler variety, just starting to come into production. Abundant irrigation water.

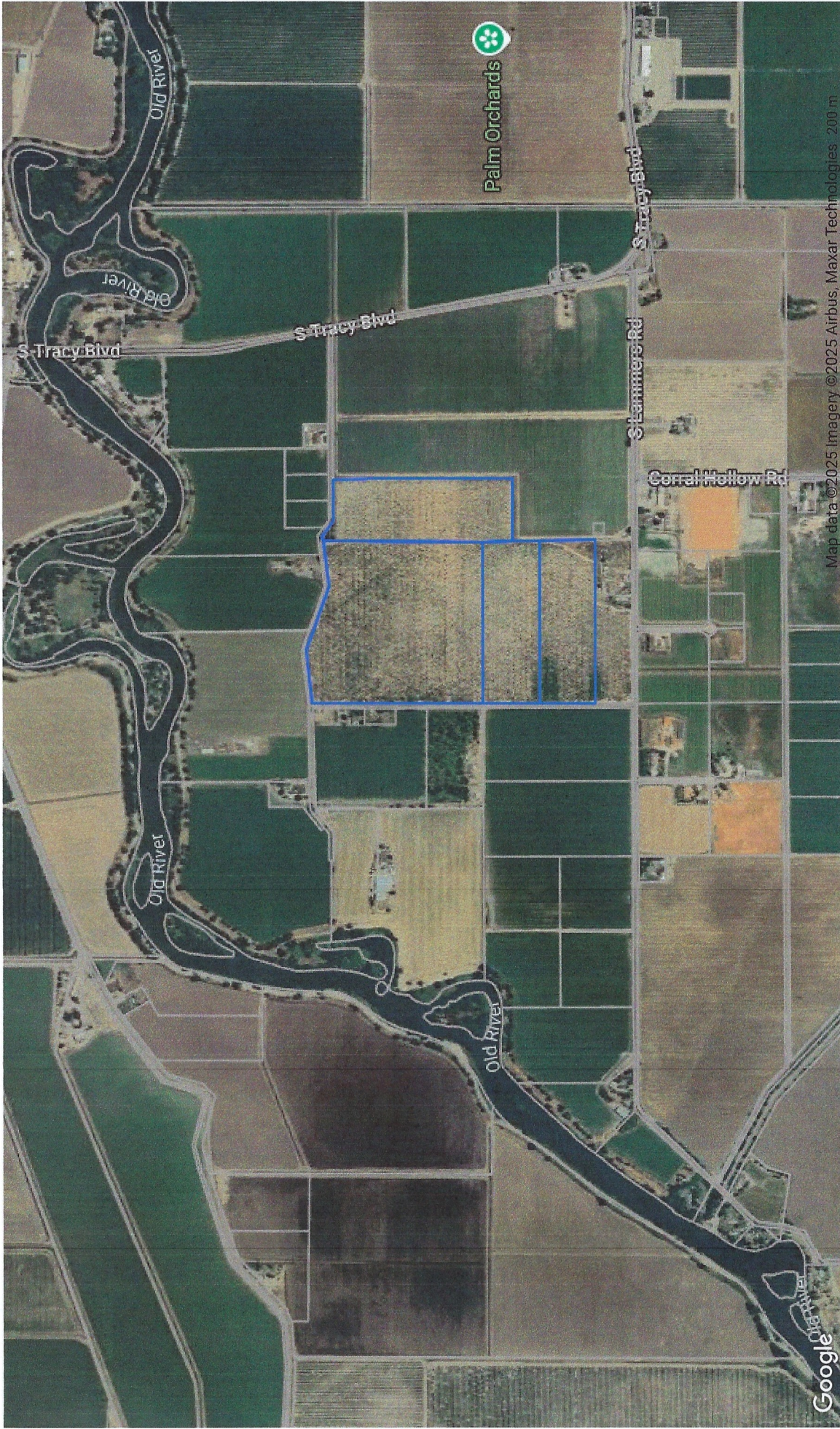
List Price: \$3,930,000

Terms: Buyer must cooperate in Seller's 1031 Tax deferred Exchange. All cash at close of escrow or other terms acceptable to Seller.

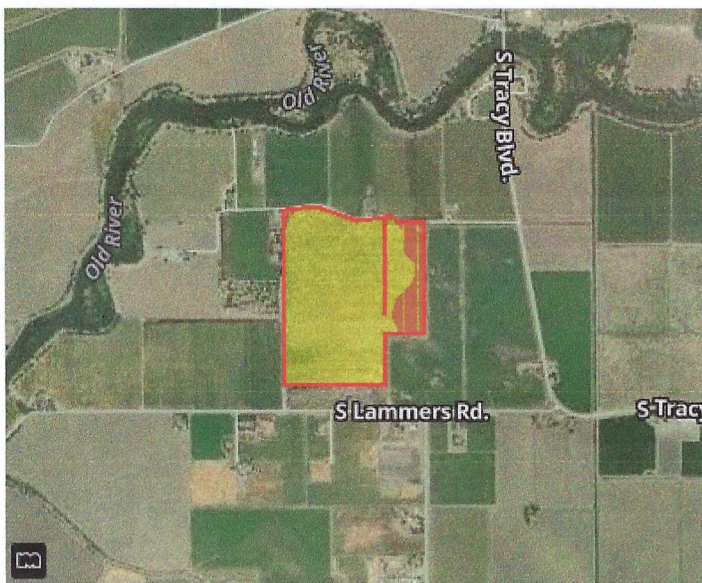
Listing Agent: W. Gary Reeve, Broker #00875626
(209) 484-7012
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THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.





MULTI PARCEL SOILS REPORT







MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: San Joaquin
 Number of Parcels: 4
 Total Parcel Acreage: 95.79
 Parcels Included: 212-100-130-000, 212-100-420-000, 212-100-430-000, 212-100-440-000

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	86.605	88.49
	1197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		11.266	11.51
Total Soil Acres:						97.870	

THIS MAP IS FOR ASSESSMENT USE ONLY

POR. TRACY GARDEN FARMS

