



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

(209) 835-2002

Fax (209) 835-2008

garyreeve@sbcglobal.net

FOR SALE

93.30 Assessed Acres and Home

A rare find in the prime agriculture area of South Tracy

Location: 4890 W. Lehman Rd., approximately 8 miles Southeast of Tracy.

Assessor's Parcel Number: 253-310-020, San Joaquin County

Irrigation Water Source: Banta Carbona Irrigation District. Considered a reliable source of good quality irrigation water and at a reasonable price. The abundant river water rights from the district are pre-1914.

Soils: Capay Clay, Wet
Stomar Clay Loam
See Soil Map and Information attached.

Buildings: Beautiful 4 bedroom, 2 bath gated home surrounded by trees, gardens and patio areas. Special views from balconies. Carport, game room, tennis court. Central Heat & Air Conditioning. Assessed at 3,048 square feet.

Large shop building with metal sides and roof and concrete floor, provides excellent utility for many uses.

Mineral Rights: Oil, Gas & Mineral Rights are believed to be intact and negotiable.

Possession: The farm land areas are currently leased for farming purposes thru the 2020 crop year.

Zoning: AG-40

General Plan: Agriculture General.

Hazard Zones: This property is not within a 1:100 Year Flood Zone according to To Flood Insurance Rate Maps.

Current Uses: As a residence and row crop production. There is also a history of nut orchard production.

Access: Thousands of feet of paved county road frontage on both Lehman Rd. and Bird Rd.

Parceling: Potential for two legal parcels to be confirmed by Buyer.

Terms Of Sale: All cash at close of escrow.

List Price: \$4,100,000.00

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

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





SOILS REPORT

4890 W LEHMAN RD TRACY CA 95304-9337





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USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0118 Capay clay, 0 to 2 percent slopes	1	2	4	44	.000	.00
■	1121 Capay clay, wet, 0 to 2 percent slopes	1	2	4	40	69.670	76.24
■	2252 Stomar clay loam, 0 to 2 percent slopes	1	2	4	68	21.709	23.76
Total Acres:						91.379	

253-31

THIS MAP IS THE ASSUMED PROPERTY MAP ONLY AND IS NOT FOR THE PURPOSE OF INTERPRETING LEGAL BOUNDARY PROBLEMS OR DETERMINING THE RESULTS OF LAND DIVISION LAWS



MAPPING/GIS

LEGEND

Example of Standard Assessor's Parcel Number (APN)
000-000-00
 Book Page Parcel Number

R.M. = Recorded Subdivision Map
 P.M. = Recorded Parcel Map
 R.S. = Recorded Survey Map

Williamson Act Parcel
 Assessor's Book Boundary

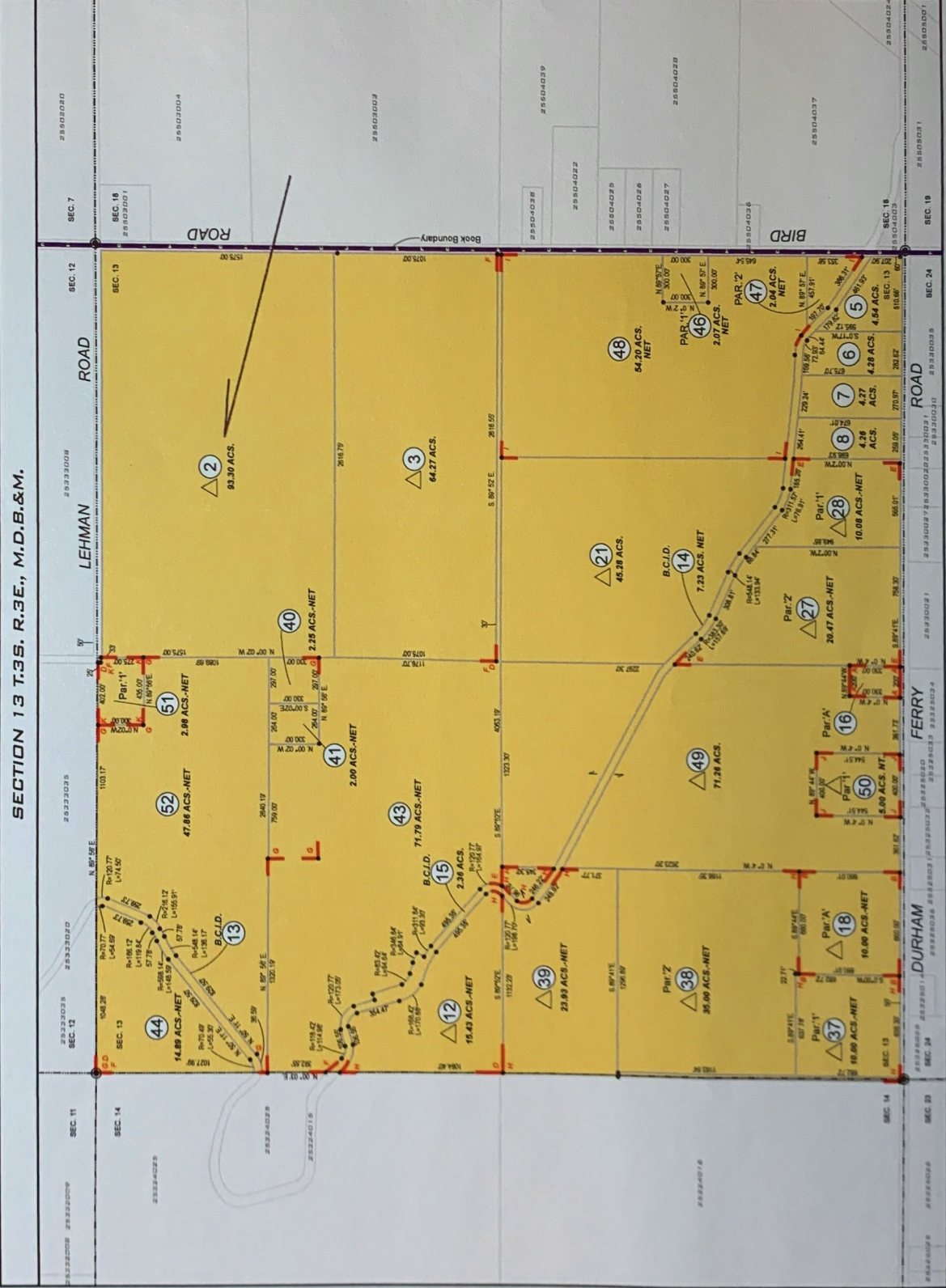
- A - P. M. Bk. 10 Pg. 095
- B - P. M. Bk. 10 Pg. 014
- C - P. M. Bk. 18 Pg. 133
- F - P. M. Bk. 18 Pg. 018
- G - P. M. Bk. 19 Pg. 000
- H - P. M. Bk. 25 Pg. 008
- I - P. M. Bk. 24 Pg. 011
- J - P. M. Bk. 24 Pg. 011
- K - P. M. Bk. 25 Pg. 149

SAN JOAQUIN COUNTY
 NUMBER (BLOCK) PER
 ROLL YEAR

ROLL YEAR	PAR. #	PAR. #
02-03	43	-
07-08	45	-
09-10	48	-
10-11	50	-
14-15	52	-
-	-	-
-	-	-
-	-	-

BK. 253 PG. 31

SAN JOAQUIN COUNTY
 COUNTY OF
 ALL RIGHTS RESERVED
 COUNTY OF SAN JOAQUIN
 ADDRESS: FERRIS BLVD. 2012



SECTION 13 T.3S. R.3E., M.D.B.&M.

DISCLAIMER

The sole purpose of this document is for the assessment and collection of County property taxes. County makes no representation or warranty, express or implied, about the completeness, accuracy, reliability or authenticity of the information set forth in this document. Therefore, this document should not be relied upon to determine the legal ownership of any specific parcels, nor to facilitate any real property transactions with the use of or reliance upon this document(s).



