



R & S Farms, Inc., D.B.A.:

Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

RANCHES

LAND INVESTMENTS

**For Sale
Irrigated Farm Land Near Tracy
28.61 Assessed Acres**

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

Address: 17301 S. Tracy Blvd.

Assessor's Parcel: 212-100-100, San Joaquin County

Irrigation: By shared lift pump on Old River. Believed to have Pre- 1914 Riparian Water Rights. To be confirmed by prospective Buyers.

Drainage: By offsite drain ditch and lift pump.

Soils: Merritt Silty Clay Loam. See attached Soil Map.

Zoning: AG-40 (Agriculture)

General Plan: A/G (Agriculture General). OS/RC (Open Space/ Resource Conservation) is generally along river courses.

Access: Paved county road frontage on two sides.

Possession: Subject to existing verbal lease.

Zone Disclosure: Located within a 1:100 year flood zone.

List Price: \$1,250,000

Terms: All cash at close of escrow.

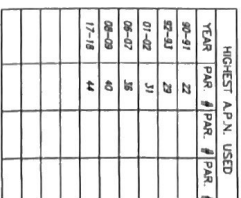
Notes: This property benefits from excellent water rights and productive soils, capable of producing vegetables and other row and field crops. Almonds are grown on similar soils in this region. This is an ideal homesite, being in the country and yet not far from urban conveniences.

Listing Broker: W. Gary Reeve, #00875626, (209) 484-7012

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



212-10





SOILS REPORT

17301 S TRACY BLVD TRACY CA 95304-9481






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USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		28.153	100.00
						Total Acres: 28.153	



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Google

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USDA/FPAC/GEO

