



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**

**61.38 Assessed Acres**

**Irrigated Farm Land with river frontage on Old River**

<b>Location:</b>	<b>17398 S. Tracy Blvd., Tracy, CA</b>
<b>Assessor's Parcel:</b>	<b>212-110-010, San Joaquin County</b>
<b>Soils:</b>	<b>Merritt Silty Clay Loam Storie Index 68 (See attached soil map)</b>
<b>Irrigation:</b>	<b>On site riparian water lift pump on Old River.</b>
<b>Drainage:</b>	<b>Currently drained by Naglee – Burk I. D. drain.</b>
<b>Building Improvements:</b>	<b>Main house: +/-2,200 sq. ft., 3 bedrooms, 2 bathrooms, +/-800 sq. ft. garage.</b>  <b>Second Home: +/-1,050 sq. ft., 2 bedroom, 1 bathroom.</b>  <b>Shed/ Shop: +/-2,400 sq. ft. with concrete flooring.</b>  <b>All structures are in good, functioning condition.</b>
<b>Access:</b>	<b>Frontage along Tracy, Blvd.</b>
<b>Zoning:</b>	<b>AG-40</b>
<b>Mineral Rights:</b>	<b>Are believed to be intact.</b>
<b>Possession:</b>	<b>Farm land is currently leased for the 2025 crop year.</b>
<b>Notes:</b>	<b>This unusual and desirable farm offers good soil and irrigation water, and river frontage. This is ideal for a start up farmer or an addition to an existing operation. This property offers income opportunity and riparian aesthetics.</b>

**Potential Uses:**

**With good water rights and soils, we are well suited for vegetable, row crop, field crop, vineyard and orchard development. Two homes for family and or employees, or for rental income. Shop has excellent utility. Possible recreation river uses.**

**Hazard Zones:**

**Located within a 1:100 Year Flood Zone.**

**List Price:**

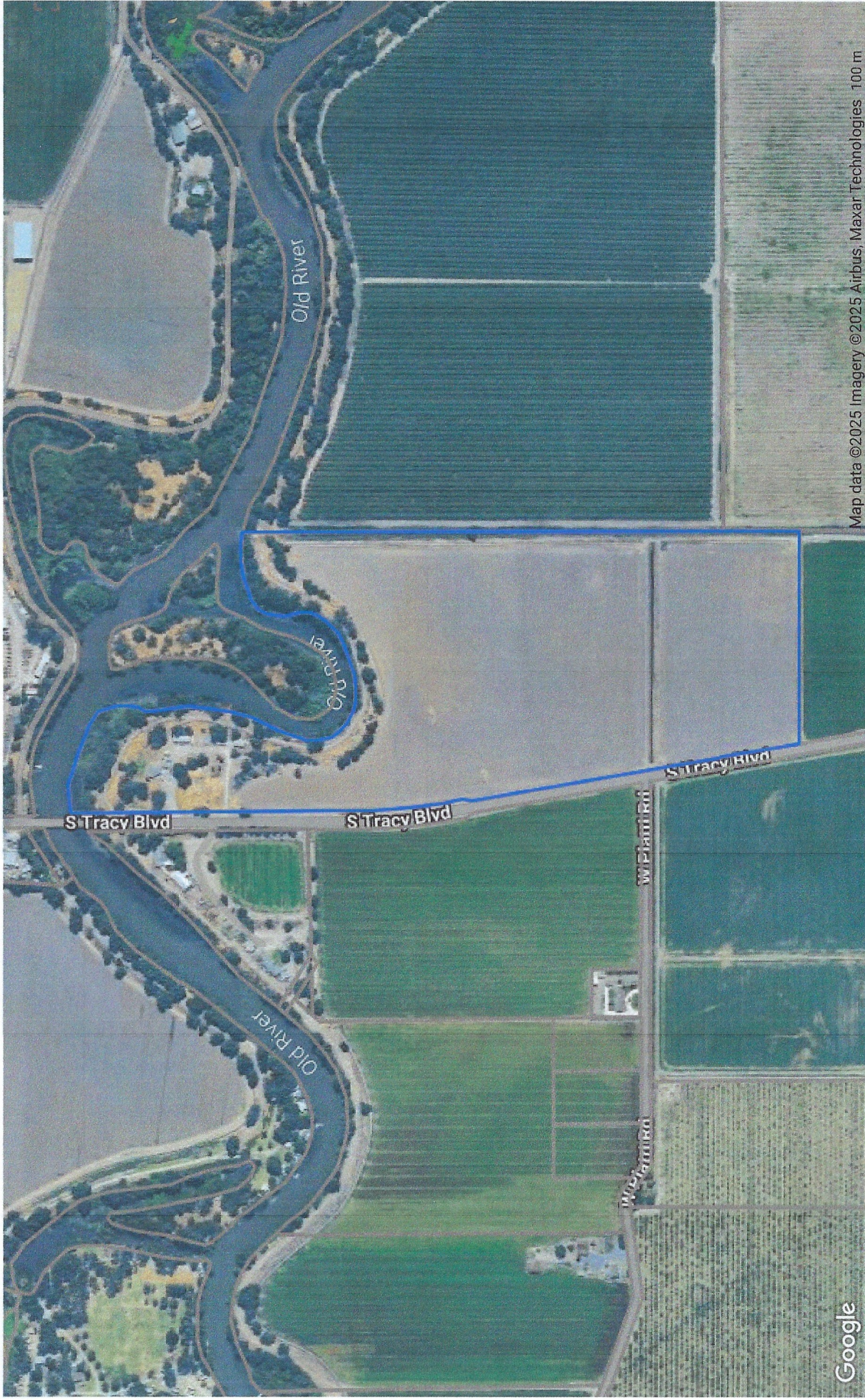
**\$2,950,000, Cash or other terms acceptable to Seller.**

**Broker:**

**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.**

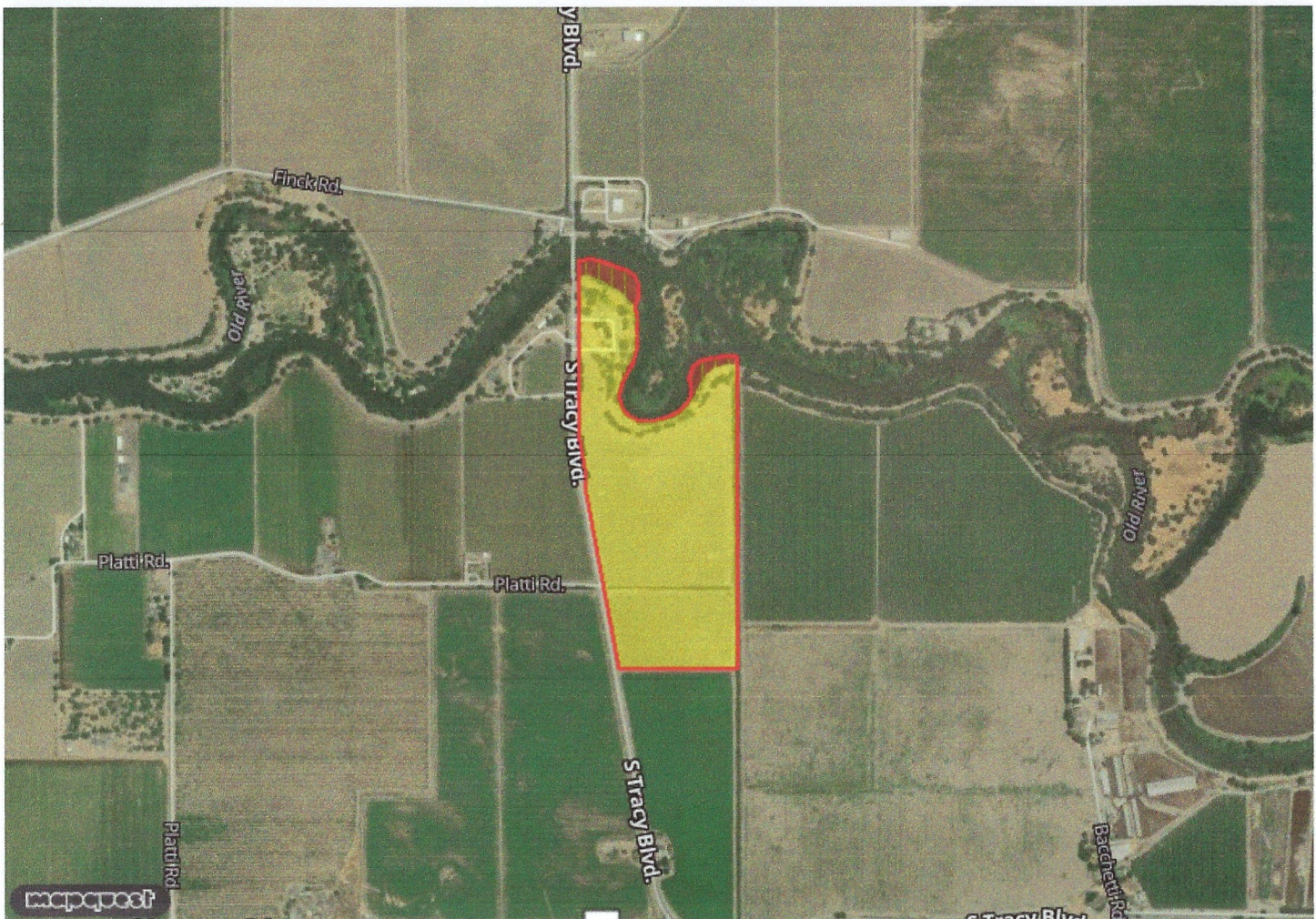








## SOIL REPORT

17398 S TRACY BLVD TRACY CA 95304-9481



## USDA Soil Legend

Symbol	Name	Slope Gradient	Irrigated Capacity Class	Non-Irrigated Capacity Class	Storie Index	Acres	Parcel %
	0197 Merritt silty clay loam, partially drained, 0 to 2 percent slopes	1	2	4		59.800	95.52
	1284 Water					2.805	4.48
Total Acres:						62.605	

THIS MAP FOR  
ASSESSMENT USE ONLY

212 - 11

FOR. RANCHO EL PESCADERO  
(POR. SEC. 4 & 5 T.2S.R.5E. POR. SEC. 32 & 33 T.1S.R.5E.)

