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FOR SALE:
Division Avenue Farm

Manteca, CA
 Irrigated Farmland with a Building Pad

Location: On Division Ave., approximately 10 miles south of Manteca.

Assessor's Parcel #: 257-090-30, San Joaquin County

Acreage: 32.78 acres assessed.

Zoning: AG-40

Irrigation: On site deep well with an electric pump motor.

Soils:	Soil Type	Approx. %	Storie
		Of Ranch	Index
	197 Merritt Silty Clay Loam	70%	68
	137 Columbia Fine Sandy Loam, Clayey substratum	30%	48
	Taken from Soil Survey of San Joaquin County, Issued in October, 1992 (See soil map attached).		

Access: Frontage along a paved county maintained road.

Williamson Act: Believed to be currently under contract #R-69-C1.

Flood Information: Located in a 1:100 year flood zone.

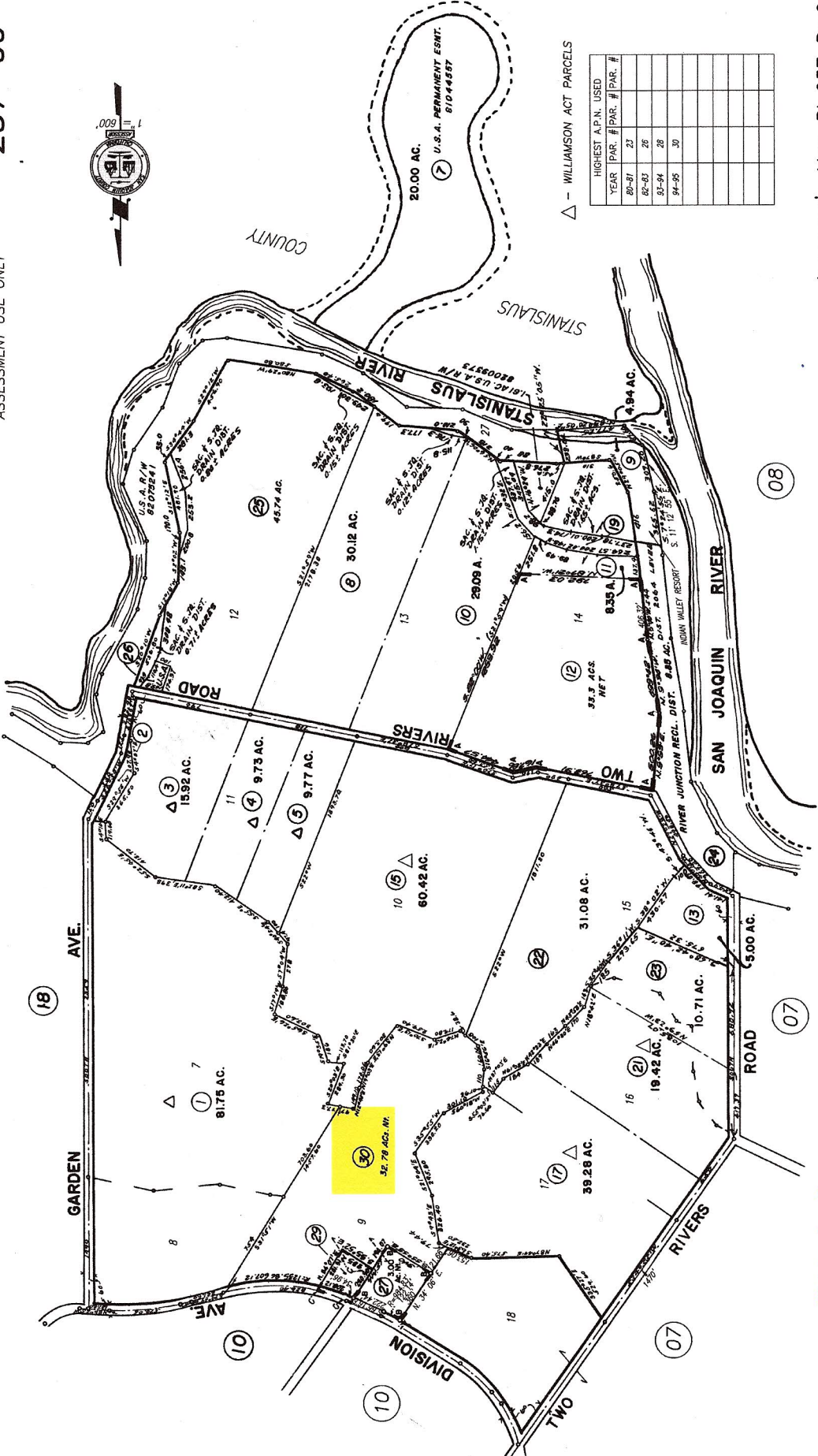
Amenities: Homesite potential with existing pad. Productive farmland with potential for wine grape and almond production. Located in an area of upscale homes and small farms.

Recommendations: Building pad test for compaction,
Well test for water quality and quantity.

257-09

THIS MAP IS FOR ASSESSMENT USE ONLY

POR. RIVER JUNCTION FARMS SUBD. NO.2



YEAR	HIGHEST APN. USED	PAR. #	PAR. #	PAR. #
2007	23			
2008	26			
2009	28			
2010	30			

- R - M. Bk. 10 Pg. 001
- A - R. S. Bk. 27 Pg. 147
- B - P. M. Bk. 15 Pg. 014
- C - P. M. Bk. 19 Pg. 040

NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ellipses
 ALL LOT LINES & DIMENSIONS ARE TO C/L
 OF ROADS

Division Ave. Farm
 Assessor's Map
 Reeve Associates Real Estate

Assessor's Map Bk.257 Pg.09
 County of San Joaquin, Calif.

