



37 1/2 W. 10th St.
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FOR SALE:
Garden Avenue Land
 Manteca, CA
 Riparian Woodland Homesite

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

Assessor's Parcel #: 257-180-12, San Joaquin County

Acreage: 34.08 acres assessed.

Zoning: AG-40

Soils:	Soil Type	Approx. % Of Ranch	Storie Index
	167 Grangeville Clay Loam	55%	65
	197 Merritt Silty Clay Loam	40%	68
	137 Columbia Fine Sandy Loam, Clayey substratum	5%	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: Potential for a spectacular homesite.
 Located in an area of upscale homes and small farms.

Recommendations: Building pad test for compaction,
 Domestic well test,
 Check with proper agencies for approval before attempting to clear or alter the woodland areas.

List Price: \$475,000.00

Terms: All cash at close of escrow, or Seller financing with at least \$200,000 down payment and terms acceptable to Seller.

Listing Broker: Gary Reeve
(209) 484-7012 (Cellular Telephone)
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