



37 1/2 W. 10th St.
Tracy, CA 95376
(209) 835-2002
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FOR SALE:

THE MANCEBO RANCH Future Development Potential

Tracy, CA

11/10

Location: 8221 W. Schulte Rd., +/-1/2 mile east of the City Limits of Tracy.

Assessor's Parcel: 250-180-09, San Joaquin County.

Acreage: 34.21 Assessed Acres.

Zoning: AU-20, Agriculture Urban Reserve.

General Plans: County: Urban Reserve
City: UR1 Urban Reserve

Legal Parcels: There is a parcel map recorded in 1971 which indicates that there is likely to be an existing parcel of +/-1.29 acres which includes the building improvements (see attached map).

City Planning: According to public agencies, the county LAFCO has adopted a policy of city planning areas being not larger than 30 years of development. The city staff has therefore proposed a general plan amendment which will exclude some properties from the sphere of influence, include some properties as developable within 30 years and some properties as developable within 10 years. The Mancebo Property, if the city's proposal is approved, would be included in the UR1 general planning area as developable within 10 years.

Current Uses: Currently leased for agriculture production.

Improvements: A single family residence and several outbuildings.

Williamson Act: Not currently under contract.

City Owned Land: The City of Tracy owns two fee strips which bisect the property, used for storm drainage and sewer conveyance. These fee strips do not show up on the Assessor's Map.

Potential: This property is located on the fringe of a growing valley community with close proximity to the economic centers of the Silicon Valley and East Bay.

Ideally located for a public of quasi- public use such as a school, religious center, recreation facility, etc.

List Price: \$1,880,000.00

Terms: -All cash at Close of Escrow, or other terms acceptable to Seller.

-Seller shall have the right to negotiate a price higher than the List Price should the proposed escrow period be longer than six months.

-Seller may consider selling a portion of the ranch separately, if allowable.

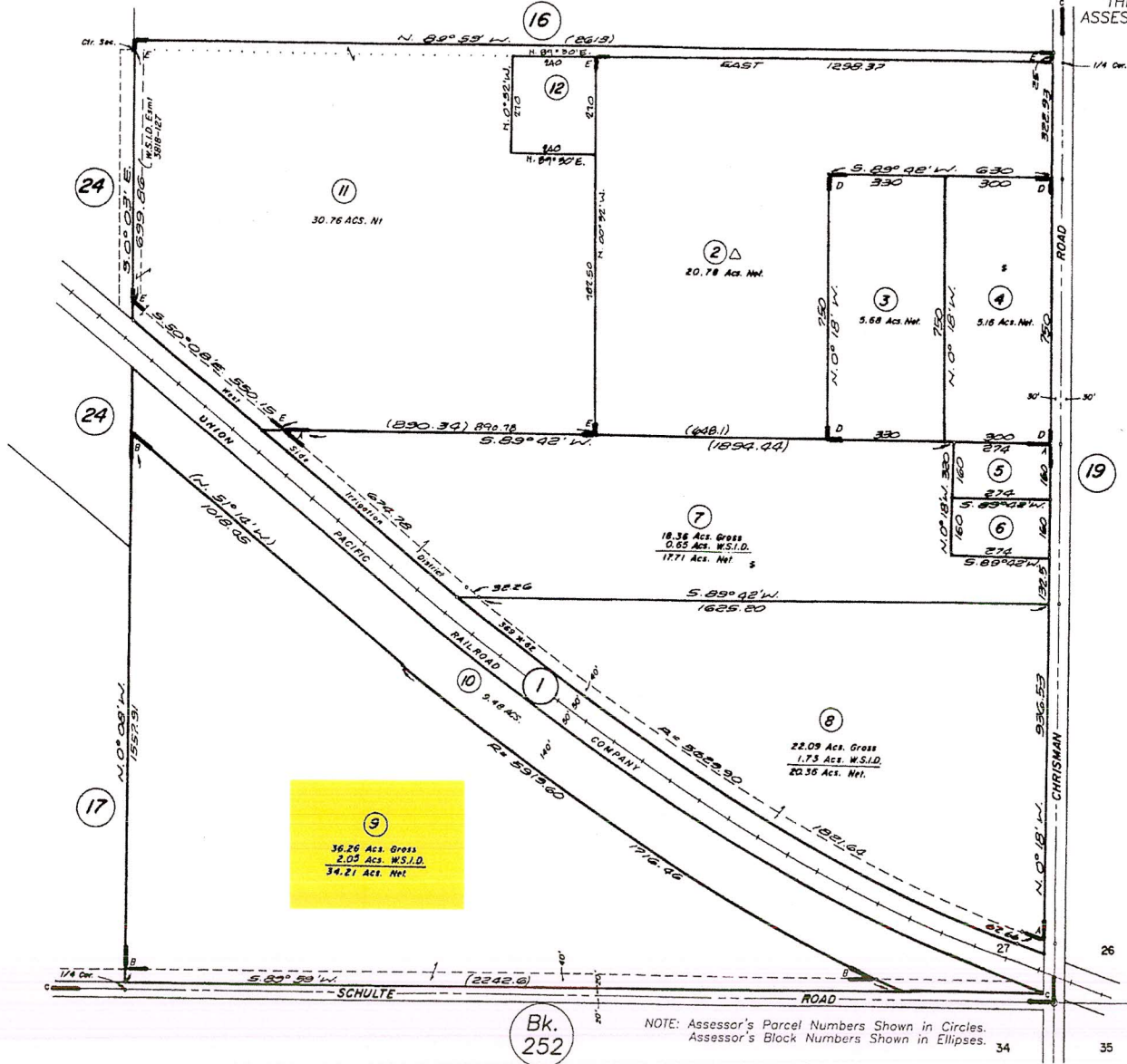
Broker: Gary Reeve, (209) 484-7012 (M), (209) 835-2002 (O)
garyreeve@sbcglobal.net

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

POR. EAST 1/2 SEC. 27 T.2S.R.5E. M.D.B.&M.

THIS MAP IS FOR ASSESSMENT USE ONLY

250-18



- A - R. S. Bk. 11 Pg. 003
- P. M. Bk. 13 Pg. 165
- B - R. S. Bk. 21 Pg. 004
- P. M. Bk. 29 Pg. 159
- C - R. S. Bk. 16 Pg. 042
- P. M. Bk. 18 Pg. 188

△ - WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
89-90	9		
91-92	10		
93-94	12		

Assessor's Map Bk.250 Pg.18
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

