



37 1/2 W. 10th St.

Tracy, CA 95376

(209) 835-2002

Fax (209) 835-2008

garyreeve@sbcglobal.net

FOR SALE:

Rare River Front Lot Tracy

LARGE PRICE REDUCTION 5/10

- Location:** Approximately 3 miles northwest of Tracy, near the Bethany Road and Lammers Road intersection.
- Lot Size:** +/-11 acres gross, +/-10.75 acres net
- Assessor's Parcel #s:** The subject lot is a portion of A.P.N.: 209-290-11. Lot lines have recently been adjusted to facilitate creation of this parcel. The new A.P.N.s have not yet been received.
- Status:** Notice of Lot Line Adjustment has been recorded.
- Amenities:** This rare lot should make an outstanding homesite. It has several hundred feet of river frontage along the peaceful Old River which meanders along the north boundary.
- Possible Uses:** This lot would make a striking homesite, if developed. Accessory uses such as a vineyard or a horse facility.
- Zoning:** AG-40. Buyers are urged to confirm all intended uses with the appropriate agency.
- Flood Information:** The subject lot is located within a 1:100 year flood Zone. Elevation will be required for new structures. Buyers are urged to contact the San Joaquin County Building Department for further information.
- Crops:** Row crops including cannery tomatoes have been grown on this property recently.

Terms: All cash at close of escrow or other terms acceptable to Seller.

Oil, Gas & Mineral Rights below 500' beneath the surface, without surface entry rights are reserved from the sale.

An irrigation easement across the subject property to benefit the remainder property shall be recorded at closing.

A drain easement to benefit the subject property will be included with the sale.

The lots are subject to N.B.I.D. assessments and Reclamation District assessments.

List Price: Reduced to \$200,000.00

Listing Broker: Gary Reeve (209) 484-7012
garyreeve@sbcglobal.net

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

Received By *[Signature]* Date *[Date]*

SITE PLAN

**TENTATIVE
LOT LINE ADJUSTMENT**

BEING ALL OF LOT 57 AND A PORTION OF LOT 58 OF, "NAGLEE BURKE TRACT", AS SHOWN ON, MAPS AND PLATS, VOLUME 5, PAGE 18, SAN JOAQUIN COUNTY RECORDS SAN JOAQUIN COUNTY, CALIFORNIA

OWNERS

JOHNNIE L. COSTA AND JOSEPHINE L. COSTA, TRUSTEES OF THE JOHNNIE L. COSTA AND JOSEPHINE L. COSTA REVOCABLE TRUST DATED AUGUST 17, 2001 7222 ALVARADO WAY TRACT, CA. 95376

JOHNNIE L. COSTA, TRUSTEE _____ DATE _____

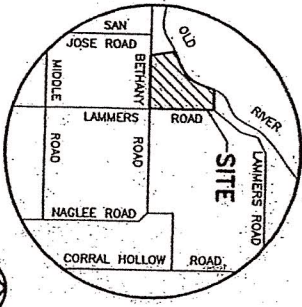
JOSEPHINE L. COSTA, TRUSTEE _____ DATE _____

NOTES

1. THE ASSESSOR'S PARCEL NO. IS 209-290-11.
2. THIS PROPERTY CONTAINS APPROXIMATELY 62.77 ACRES AND IS DIVIDED INTO 2 EQUAL NON-CONFORMING PARCELS.
3. THE GENERAL PLAN DESIGNATION IS A/R AND 29/R/C.
4. DOMESTIC WATER IS BY INDIVIDUAL IN-OUT SYSTEM.
5. SANITARY SEWER IS BY SEPTIC TANK AND LEACH FIELD.
6. STORM DRAINAGE WILL REMAIN AS EXISTING.
7. THIS PROPERTY IS UNDER WILLIAMSON ACT CONTRACT.
8. THE PROPERTY IS SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD (FEMA 1705).
9. THE PROPERTY ADDRESS IS 1817'S SOUTH LAMMERS ROAD, TRACT.
10. REFER TO CERTIFICATE OF COMPLIANCE APPLICATION NO. PA-05-559.

EXISTING STRUCTURES

- A. HOUSE
- B. GARAGE
- C. SEPTIC SYSTEM
- D. AG. STORAGE
- E. SHOP
- F. FEED STORAGE
- G. HAY STORAGE
- H. CATTLE PAVILION
- I. TRAILER
- J. SWAGE



VICINITY MAP
NO SCALE



QUARTAROLI & ASSOCIATES
LAND SURVEYING LAND PLANNING
ENGINEERING
(209) 239-4908
310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95337

TENTATIVE LOT LINE ADJUSTMENT
FOR
JOHNNIE L. & JOSEPHINE L. COSTA
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	REVISION	BY	CHKD

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DATE	BY	CHKD
8/11/06		

