



37 1/2 W. 10th St.
 Tracy, CA 95376
 (209) 835-2002
 Fax (209) 835-2008
 garyreeve@sbcglobal.net

FOR SALE:

The ESARTE RANCH

**Irrigated Crop Land with a 2,400+/- Sq. ft. House
 South of Tracy, Ca.**

Location: 1055 Vernalis Rd., with county road frontage on both Koster Rd. and Vernalis Rd., approximately 12 miles south east of Tracy.

Assessor's Parcel Number: 255-160-08, San Joaquin County

Acreage Assessed: 65.03 assessed acres.

Irrigation & Drainage: The subject property is located in the Banta Carbona Irrigation District, known to have a reliable source of reasonably priced irrigation water. The on site irrigation system is dedicated solely to the subject property. There is also a drain sump and a return pump to efficiently reuse drain water.

Soils:	Soil Type	Approx. % Of Ranch	Storie Index
	118 Capay Clay	100	44

Taken from Soil Survey of San Joaquin County (Issued October 1992). See soil map attached.

Uses: This ranch appears to be well suited for growing vegetables, grains, hays, beans and other row and field crops. The immediate area, including the subject property, appears to be well suited for permanent crops such as almonds, walnuts, fruit trees and vineyards.

Improvements: A very livable 3 bedroom, 2 bathroom, 2,400+/- sq. ft. main house, a shop building, and other out buildings which are of small value.

Flood Information: The subject Property is NOT located within a 1:100 year flood zone.

Mineral Rights, etc.: All Oil, Gas & Mineral Rights, all water rights and all other rights appurtenant, which are currently owned by the Seller are included in this offering.

Property Taxes: The subject property is NOT believed to be under Williamson Act Contract.

Assessments: The subject property is located within the Banta Carbona Irrigation District which has an annual assessment of \$14 per acre plus charges for use of \$26 per acre foot of water delivered. There may also be an assessment from the San Joaquin County Delta Water Quality Coalition.

Leases: Currently leased for farming purposes.

Zoning: AG-40

Terms: A.) All cash at close of escrow.
B.) The subject property shall be sold in its present "AS IS" condition.

List Price: \$1,150,000.00

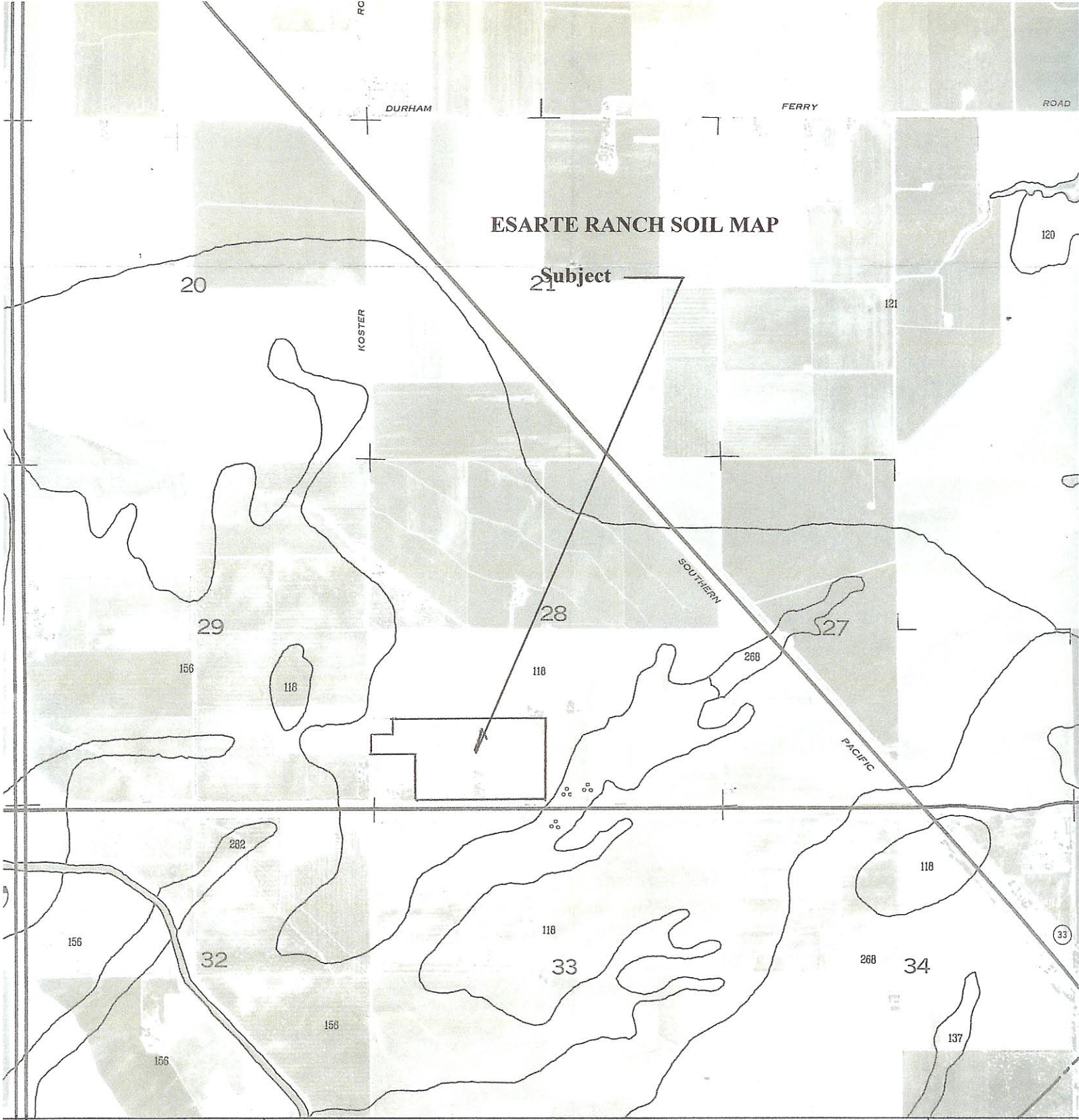
This ranch offers versatile farmland for a variety of lucrative annual crops and has potential for permanent crop development. The developed home site and yard areas will provide a relaxing living site. The area is predominantly orchards and row crop farms with many upscale ranch houses located nearby. The ranch is conveniently near Highway 132 access.

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.

ESARTE RANCH SOIL MAP

Subject



(Joins sheet 36)

