

MRF LANDS REAL ESTATE

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RESIDENTIAL/RURAL HOMESITES

LOCATION & PRICE:	1700 Finley Road - 85.4 acres, APN 204-050-034, @ \$2,999,999 2200 Finley Road - 167.5 acres, APN 204-030-007 @ \$3,999,999 Off Camino Tassajara in San Ramon (Pleasanton), Contra Costa County
IMPROVEMENTS:	One Ranch House of approximately 1,200 SF, 3 Bed/2 Bath, on 1700 Finley. Old Homestead site on 167 Acres at 2200 Finley. (No longer Habitable)
WATER SOURCE:	One Domestic Well on the 85 acres. New Pump @ approximately 5 GPM One older well at the Homestead on 167 acres no longer operable.
TOPOGRAPHY:	Each parcel has approximately 20 acres of nearly flat land with the balance in rolling hillsides rising to 1,100' Elevation.
UTILITIES:	PG&E service at the Ranch House & along Finley Road to 2200 Finley.
WILLIAMSON ACT:	A Williamson Act contract was recently suspended. Each parcel can enter a new contract, or, cancel the current applications subject to a 12.5% penalty.
ZONING:	A-4: Agricultural Preserve District: Minimum size parcels 10-40 acres. The Seller is preparing to split both parcels into four parcels of 42, 43, 83 & 84 acres.
REMARKS:	Morgan Territory Regional Preserve, 5,200+ acres, is at the end of Finley Road & 774 acres across Finley Road was purchased in 2023 by East Bay Regional Park District to create a new park.

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM MULTIPLE SOURCES WE DEEM RELIABLE, HOWEVER, WE DO NOT GUARANTEE ITS ACCURACY & COMPLETENESS. WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR MISREPRESENTATIONS. THIS OFFER IS SUBJECT TO WITHDRAWAL, CHANGE OR PRIOR SALE WITHOUT NOTICE. CONSULT YOUR LEGAL, FINANCIAL & ENVIRONMENTAL ADVISOR FOR ADVICE AND GUIDANCE WHEN PURCHASING REAL ESTATE.

“Over 40 Years of Real Estate Experience”

0 250 500 1000

SCALE: 1"=500'

EXHIBIT "A"

PAGE 4 OF 5

HARRYMAN
APN 204-130-005



PARCEL 2
INST 91-101024

28 27
33 34

N49°24'12"W(R)

NUNES
BK 370 PG 242

S88°48'46"E 1630.89'

POB

PARCEL 1
INST 91-101024

RESULTANT PARCEL 3
167.52±AC

APN 720-403-001
TILLOTSON

S1°11'14"W 3300.00'

LIMA
APN 204-050-027

LEGEND

- BOUNDARY OF DESCRIPTION
- EXISTING PARCEL
- SECTION LINE
- 1/4 SECTION LINE
- APN ASSESSOR'S PARCEL NUMBER
- INST INSTRUMENT NUMBER
- M MAP
- PM PARCEL MAP
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



PLAT TO ACCOMPANY DESCRIPTION

LOT LINE ADJUSTMENT
RESULTANT PARCEL 3

UNINCORPORATED CONTRA COSTA COUNTY CALIFORNIA

MACKAY & SONS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
JZL	APRIL 2022	1"=500'	29098.LLA

EXHIBIT "A"

PAGE 3 OF 3

PARCEL 2

INS

91-101024

28 | 27

PARCEL 3
INST 91-101024

Curve Table			
Curve #	Radius	Delta	Length
C1	190.00'	5°18'46"	17.62'
C2	500.00'	7°38'51"	66.74'
C3	380.00'	13°27'26"	89.25'
C4	340.00'	33°30'11"	198.81'
C5	175.00'	12°48'37"	39.13'

Curve Table

PARCEL 2 INST 91-101024	28	27	PARCEL 3 INST 91-101024
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A circular stamp with a double-line border. The outer ring contains the text "LICENCED SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains "IAN BRUCE MACDONALD" in the center, with "No. 8817" printed below it. There are two five-pointed stars, one on each side of the name.

— PARCEL 1 —
INST 91-101024

S88°48'46"E 2829,75'

PEREIRA
BK 68 PG 76

FINLEY ROAD

N69°17'57"W(R)

TASSAJARA SCHOOL DISTRICT
CONTRA COSTA COUNTY
BK 55 PG 114

MELONE
APN 204-040-025

BOBBA
APN 204-040-032

PARCEL MAP
37 PM 47

RESULTANT PARCEL 1
85.40±AC

N49°24'12"W(R)

N7°44'26"E
85.97'

N88°48'46"W
162.32'

N1°11'14"E
191.50'

N88°48'46"W 2670.69'

C5
C4
C3
C2
C1

POB

0 250 500 1000

SCALE: 1"=500'

S1°11'14"W 1320.00'
APN 204-050-027

LEGEND

— — — — —	BOUNDARY OF DESCRIPTION
— — — — —	EXISTING PARCEL
— — — — —	SECTION LINE
— — — — —	1/4 SECTION LINE
APN	ASSESSOR'S PARCEL NUMBER
INST	INSTRUMENT NUMBER
M	MAP
PM	PARCEL MAP
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

PLAT TO ACCOMPANY DESCRIPTION

LOT LINE ADJUSTMENT
RESULTANT PARCEL 1

DACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
JZL	APRIL 2022	1"=500'	29098.LLA





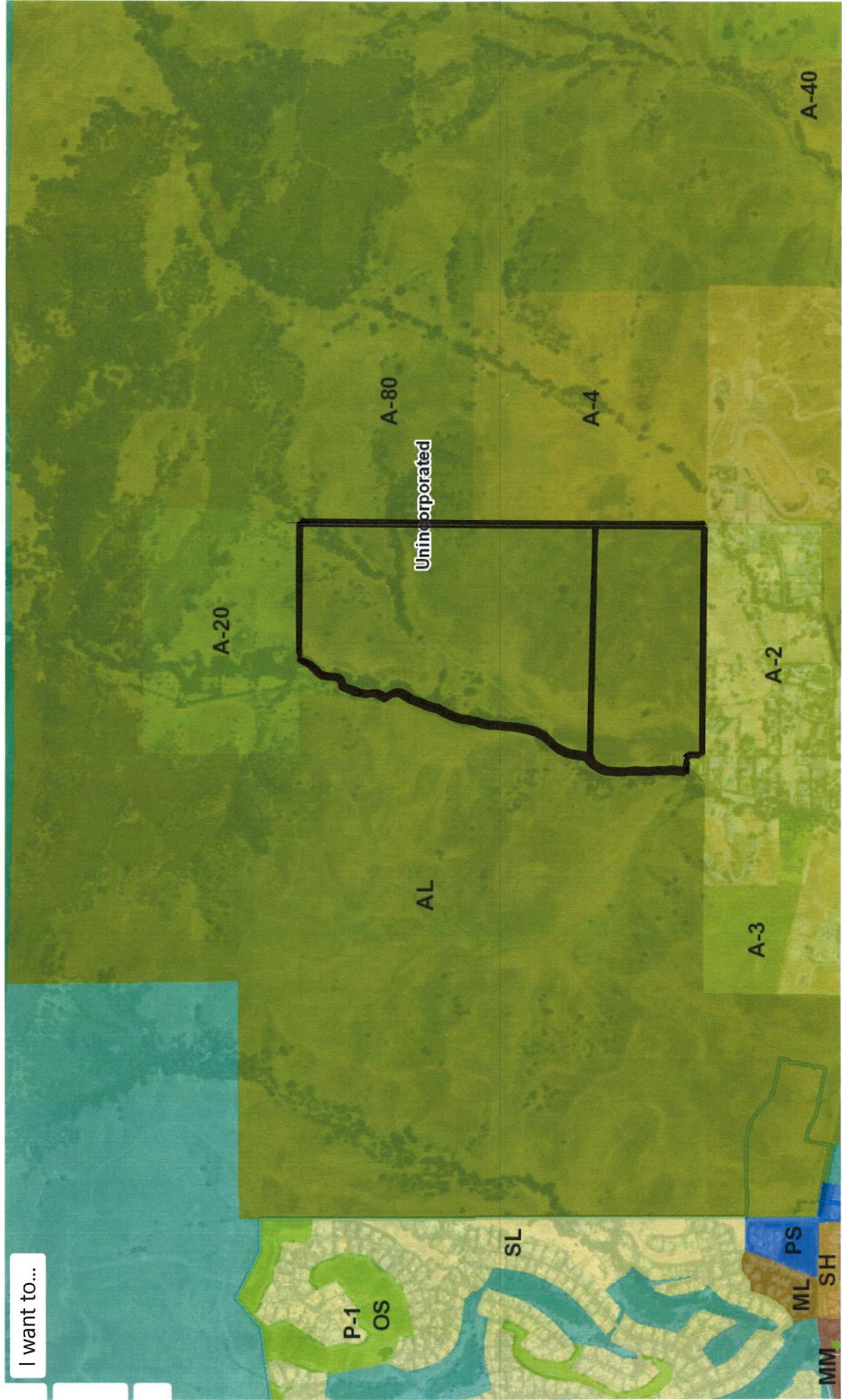
LAND USES \ AGRICULTURAL ZONING DISTRICT **	A-2	A-3	A-4	A-20	A-40 ³	A-80 ²
Residential (not specifically mentioned in General Plan AL designation):						
A detached single-family dwelling on each parcel & the accessory structures and uses normally auxiliary to it.	A	A	L ³	A	A	A
One additional single-family dwelling	L	L	L ⁴	L	L	L
Accessory dwelling units complying with the provisions of Chapter 82-24.	A	A	A ⁵	A	A	A
A farmworker dwelling (see chapter 82-52.402)	A	A	A	A	A	A
Farmworker housing complex (see chapter 82-52.404)	A	A	A	A	A	A
Farmworker housing center (see chapter 82-52.406)	L	L	L	L	L	L
A foster family home or a small family home, as those terms are defined in Health and Safety Code section 1502(a), that has obtained all required state and local agency approvals and licenses.	A	A	-	-	-	-
A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.	A, L	A, L	-	-	-	-
Agricultural (growing, processing/manufacturing, storage, sales):						
Agricultural cold storage plants on parcels at least ten acres in size	A	A	-	L	L	L
Agricultural cold storage plants on parcels less than ten acres in size	L	L	-	L	L	L
Agricultural-related storage of products and equipment (e.g., sheds, warehouses, granaries)	A	A	L	A	A	A
Animal breeding	A	A	-	-	-	-
Aviaries, Aplaries	A	A	A	A	A	A
Canneries	L	L	L	L	L	L
Commercial fish farming	-	-	L	-	-	-
Dairying	A	A	L	A	A	A
Dryers & dehydration plants	A	A	L	-	-	-
Farm market	L	L	L	L	L	L
Forestry	A	A	A	A	A	A
Fruit and vegetable packing plants	A	A	L	A	A	A
Fur farms	A	A	L	-	-	-
General Farming	A	A	A	A	A	A
Grain-fed rodent raising	-	-	-	A	A	A
Grower stand or farm stand	A	A	A	A	A	A
Hog ranches	-	-	L	-	-	-
Hullers	A	A	L	A	A	A
Livestock and feed yards	-	-	L	-	-	-
Livestock auction or sales yards	L	-	-	L	L	L
Livestock breeding	-	-	-	A	A	A
Livestock production	A	A	A	A	A	A
Merchandising of agricultural supplies and services incidental to an agricultural use	L	L	-	L	L	L
Mushroom rooms, mushroom houses	A	A	L	L	L	L
Poultry raising	A	A	L	A	A	A
Processing of milk not produced on the premises	-	L	-	L	L	L
Rendering plants and fertilizer plants or yards	L	L	-	L	L	L
Retail firewood sales	L	L	-	-	-	-
Slaughterhouses and stockyards	L	L	-	-	-	-
Wholesale horticulture and floriculture	A	A	A	A	A	A
Wholesale nurseries and greenhouses	A	A	L	L	L	L
Wineries, commercial kitchens, or other facilities for creating value-added farm products	L	L	L	L	L	L
Public, Semi-Public, Recreational:						
Boat storage facilities/area within one mile by public road of a public boat launching facility/boat launching facility open to the public.	L ⁶	L ⁶	-	L	-	-
Churches, religious institutions, and parochial and private schools, including nursery schools	L	L	-	L	-	-
Commercial radio and television receiving and transmitting facilities but not including broadcasting studios or business offices	L	L	L	L	L	L
Commercial recreational facilities where the principal use is not in a building	L	L	-	-	-	-
Community buildings, clubs, & activities of a quasi-public, social, fraternal, or recreational character	L ⁷	L ⁷	-	L	-	-
Dude ranches, riding academies and stables, and dog kennels	L	L	-	L	-	-
Hospitals, animal hospitals, eleemosynary and philanthropic institutions, and convalescent homes	L	L	-	L	-	-
Medical and dental offices and medical clinics	L	L	-	L	-	-
Museums in which objects of historical, artistic, scientific or cultural importance are preserved and displayed	L	L	-	-	-	-
Publicly owned buildings and structures, except as provided in Division 82	L	L	-	-	-	-
Publicly owned parks and playground	L	L	-	-	-	-
Recycling, Energy Production:						
Recycling operations intended to sort or process material for reuse. Junkyards, defined in Section 88-4.206, are prohibited	L	L	-	-	-	-
Wind energy conversion systems, except when used only as an accessory to an allowable residential or agricultural use	L ⁸	L ⁸	L	L	L	L
Oil and gas drilling and production including the installation and use of only such equipment necessary and convenient for drilling and extracting operations	-	-	-	L	L	L
Williamson Act:						
Those agricultural and compatible uses specifically agreed upon between the county and the landowner at the time of entering into the agreement and designated in writing within the agreement				A		
Those uses described in Section 51201(e) of Government Code (Williamson Act):						
"Compatible use" is any use determined by the county or city administering the preserve pursuant to Section 51231, 51238, or 51238.1 or by this act to be compatible with the agricultural, recreational, or open-space use of land within the preserve and subject to contract.						
"Compatible use" includes agricultural use, recreational use or open-space use unless the board or council finds after notice and hearing that the use is not compatible with the agricultural, recreational or open-space use to which the land is restricted by contract pursuant to this chapter.				L		

Key:

- Not Allowed
- A Allowed
- L Requires Land Use Permit

Footnotes:

- ** Check consistency with General Plan Land Use Designation. All land use permits must be consistent with all findings in Section 26-2.2008, including consistency with the General Plan.
- 1 AC Land Use Designation: The maximum permitted residential density is 1 unit per forty acres.
- 2 A-40 district: No building or other structure permitted in an A-40 district shall be erected or placed on a lot smaller than forty acres in area.
- 3 A-80 district: No building or other structure permitted in an A-40 district shall be erected or placed on a lot smaller than eighty acres in area.
- 4 In no event shall any residential structure be permitted to be built or additional residential structure be erected on less than forty acres per unit for non-prime agricultural land, or less than ten acres per unit of the agricultural land.
- 5 A separate land use permit is required for one additional single-family dwelling on the parcel.
- 6 ADU allowed provided a land use permit has been obtained pursuant to Section 84-42.404 for the detached single-family dwelling on the parcel. Also refer to Williamson Act Contract, if any, for allowances.
- 7 Vessels and vessel trailers may be stored in a boat storage facility. Recreational vehicles may be stored in a boat storage facility as long as the number of recreational vehicles stored does not exceed fifteen percent of the total number of storage spaces in the storage facility.
- 8 Such as golf, tennis or swimming clubs, or veterans' or fraternal organizations; these uses are prohibited if organized for monetary profit.
- 9 This use is allowed without a land use permit if used only as an accessory to an allowable residential or agricultural use.





1,026 Acres Elevation

Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Contours
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Finley Rd Property

