

FOR SALE

±128 ACRE RANCH

21070 REEVE ROAD
TRACY, CA



PROPERTY FEATURES:

- ±105 acres of irrigated farmland
- Two single family residences
- Domestic well
- Future potential cell tower income
- Permits available for three mobilehomes



SOUZA
REALTY &
DEVELOPMENT

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PROPERTY OFFERING & SUMMARY

21070 REEVE ROAD, TRACY, CA



OFFERING:

Souza Realty & Development is pleased to offer this opportunity to acquire a ± 128 acre parcel on Reeve Road in Tracy, CA in unincorporated San Joaquin County. The property is improved with two single family homes, a bunkhouse suitable as a residence and several outbuildings related to the property's past use as a dairy. One single family home is income producing and the other is currently used for worker housing but is suitable for a rental.

Approximately 105 acres is irrigated and used for the cultivation of alfalfa and oats. Approximately 10 acres in the southwest corner of the property was previously used as part of a dairy operation. This area can be potentially reclaimed and incorporated into the existing irrigated farmland.

The property has three mobilehome permits suitable for worker housing.

A $\pm 4,225$ sq. ft. site along Middle Road is currently being optioned as a future potential cell tower location bringing \$2,500 per month.

The property is located approximately 1.5 miles from the Tracy City Limits and is being sold in its current "as is--where is" condition.

Seller will consider leasing back the homes and land after close of escrow.

PROPERTY SUMMARY:

- Total Acreage: ± 128.12
- Parcel Numbers: 209-300-15 (± 9.90 acres)
209-300-16 (± 118.22 acres)
- Two Residences: Each $\pm 1,500$ SF; 3 bedrooms/1 bath
- Zoning: AG-40 (General Agricultural - San Joaquin Co.)
- Topography: Flat
- Williamson Act: 209-300-15: No
209-300-16: Yes
- Flood Plain: Parcel 209-300-16 is in the 100-year flood plain
- Domestic Water: Well
- Irrigation Water: Irrigation water is available from the Naglee Burk Irrigation District which has riparian rights. The standby water toll assessment is \$45 per acre per year. There is no charge for water usage.
- Gas: Propane tank
- Sewer: Septic tank
- Power: 400A service
- Sale Price: \$5,125,000 (\$40,000/ac.)



SINGLE FAMILY RESIDENCE HIGHLIGHTS

21070 REEVE ROAD, TRACY, CA



RESIDENCE #1:

- ±1,500 SF; One-Story
- Built in 1948
- Three bedrooms/one bath
- Currently used for worker housing
- Potential use as a rental



RESIDENCE #2:

- ±1,500 SF; One-Story
- Built in the 1970's
- Three bedrooms/one bath
- Rental income: \$1,150 per month



The information provided herein has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All information is subject to errors, omissions and changes and should be verified prior to sale or lease.

OTHER IMPROVEMENTS

21070 REEVE ROAD, TRACY, CA



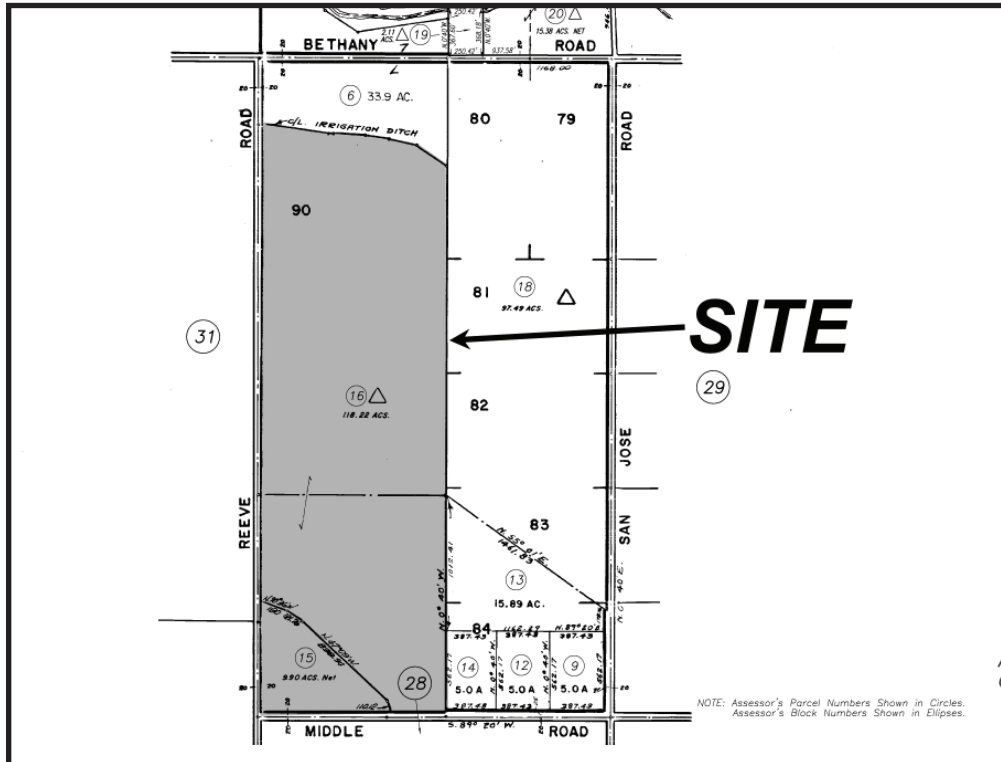
- #1: Milking barn, circa 1972
- #2: Milking barn, circa 1948
- #3: Storage shed
- #4: Storage shed
- #5: Bunkhouse; potential residence
- #6: 400A service
- #7: Domestic well



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MAPS

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FLOOD MAP

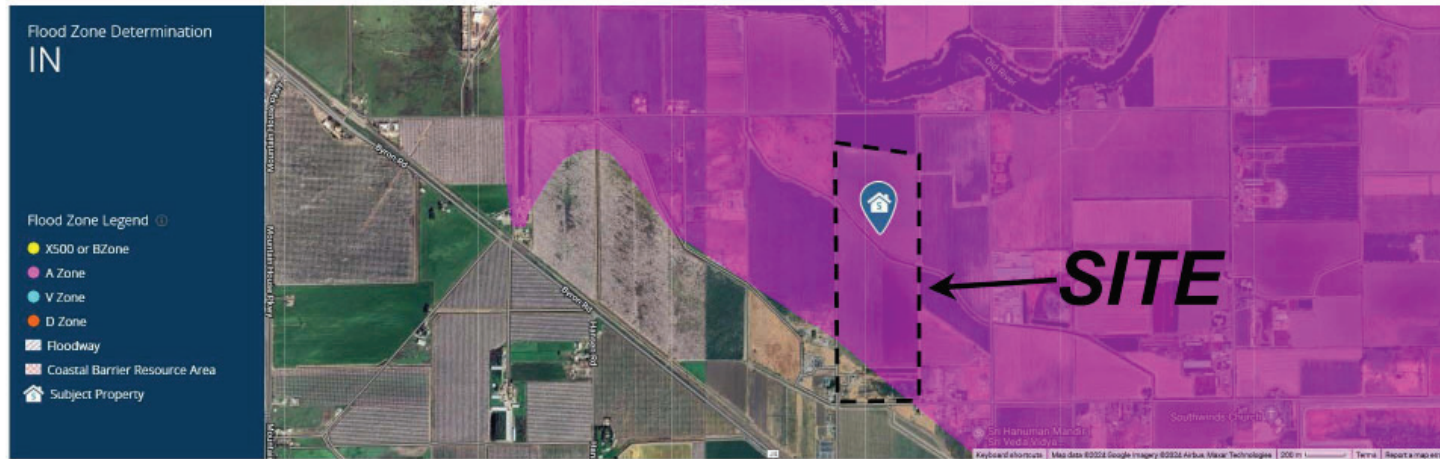
21070 REEVE ROAD, TRACY, CA



APN 209-300-16 | CLIP 2329203997

📍 21070 Reeve Rd, Tracy, CA 95304-9468, San Joaquin County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)

In

Community Participation Status

R - Regular

Distance to 100 yr Flood Plain

0 ft

Community Number - Map Panel & Suffix

060299-0590F

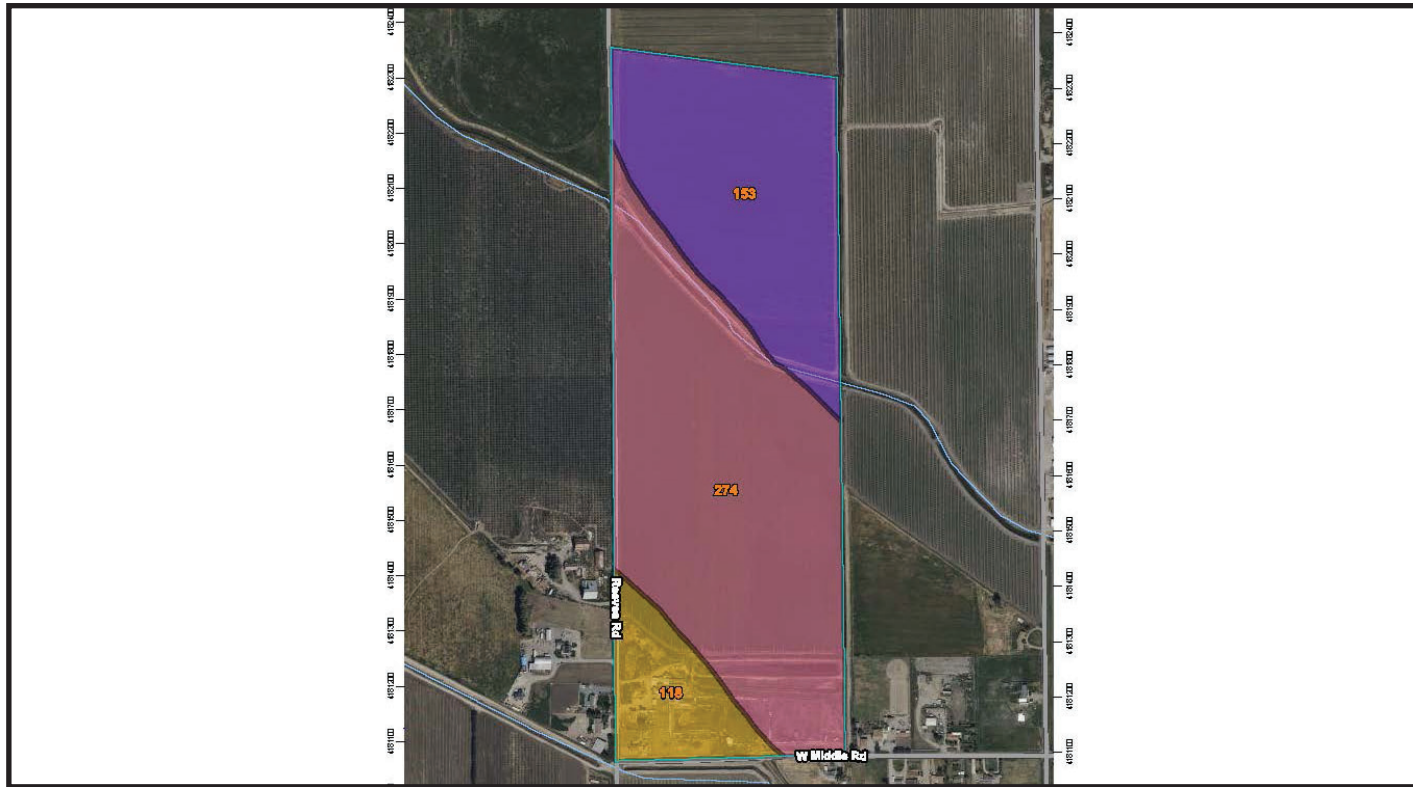
Flood Zone Code

AE

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SOILS MAP

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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|-----------------------------|---|---------------------|--------------------------|--------------|----------------|
| 118 | Capay clay, 0 to 1 percent slopes, MLRA 17 | Grade 4 - Poor | Capay (85%) | 13.6 | 10.6% |
| 153 | Egbert silty clay loam, partially drained, 0 to 2 percent slopes, MLRA 16 | Grade 3 - Fair | Egbert (85%) | 43.3 | 33.8% |
| 274 | Willows clay, partially drained, 0 to 2 percent slopes | Grade 5 - Very Poor | Willows (85%) | 71.4 | 55.6% |
| Totals for Area of Interest | | | | 128.4 | 100.0% |