



“Woody” Estate Stockton, CA

Project Description: The Woody Estate is located within the Sphere of Influence and Urban Services Boundary of the City of Stockton.

The property consists of two parcels, 20.9 and 13.67 acres for a total of 34.57 acres.

Utility Services would require annexation to the City of Stockton and California Water Service Company.

Zoning is AU-20, Agriculture-Urban Reserve with a 20 acre minimum, the Stockton City General Plan for the area is Low Density Residential.

There is one out parcel shown consisting of a 260' x 198' parcel with a residence on it, as shown on the attached map exhibits.

Location: The property is located south of Charter Way / Dr. M.L.K. Jr. Boulevard, between Highway 99 to the east and Mariposa Road to the west, and bordered directly on the east by BNSF Railroad. The site is accessed from Mariposa Road via Learned Avenue and Hall Road. The property abuts the Stockton City limits at Dr. M.L.K. Jr. Boulevard. The nearby Stockton City properties are served by public utilities.

2501 Learned Ave Stockton, CA 95205, 20.9 acres (parcel 1)
San Joaquin County Assessor's Parcel Numbers 173-030-010

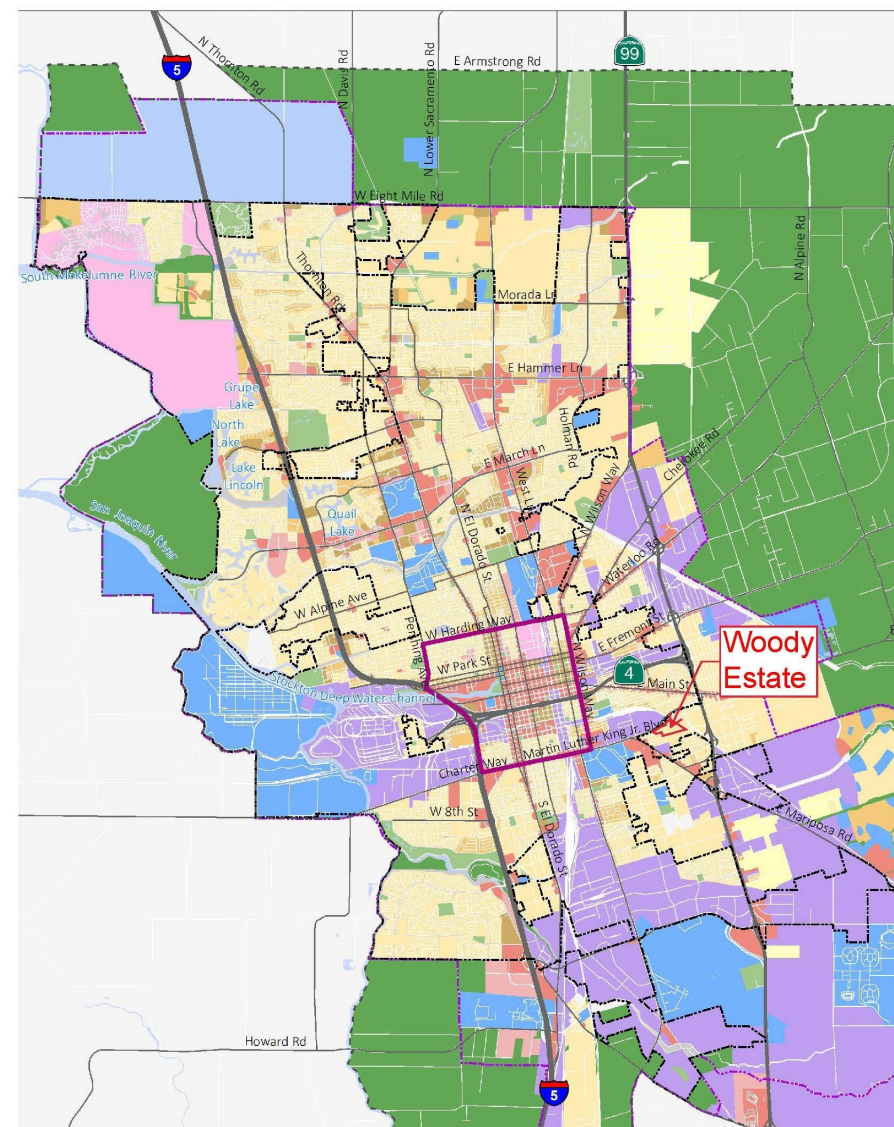
2609 Learned Ave Stockton, CA 95205, 13.67 acres (parcel 10)
San Joaquin County Assessor's Parcel Number 173-030-100

A mineral Rights exception with rights of surface entry exists. The owner has discussed the terms this party requires to remove surface and 500' upper depth access, which includes a per acre payment and a reserved parcel with dimensions of 240' x 135'.

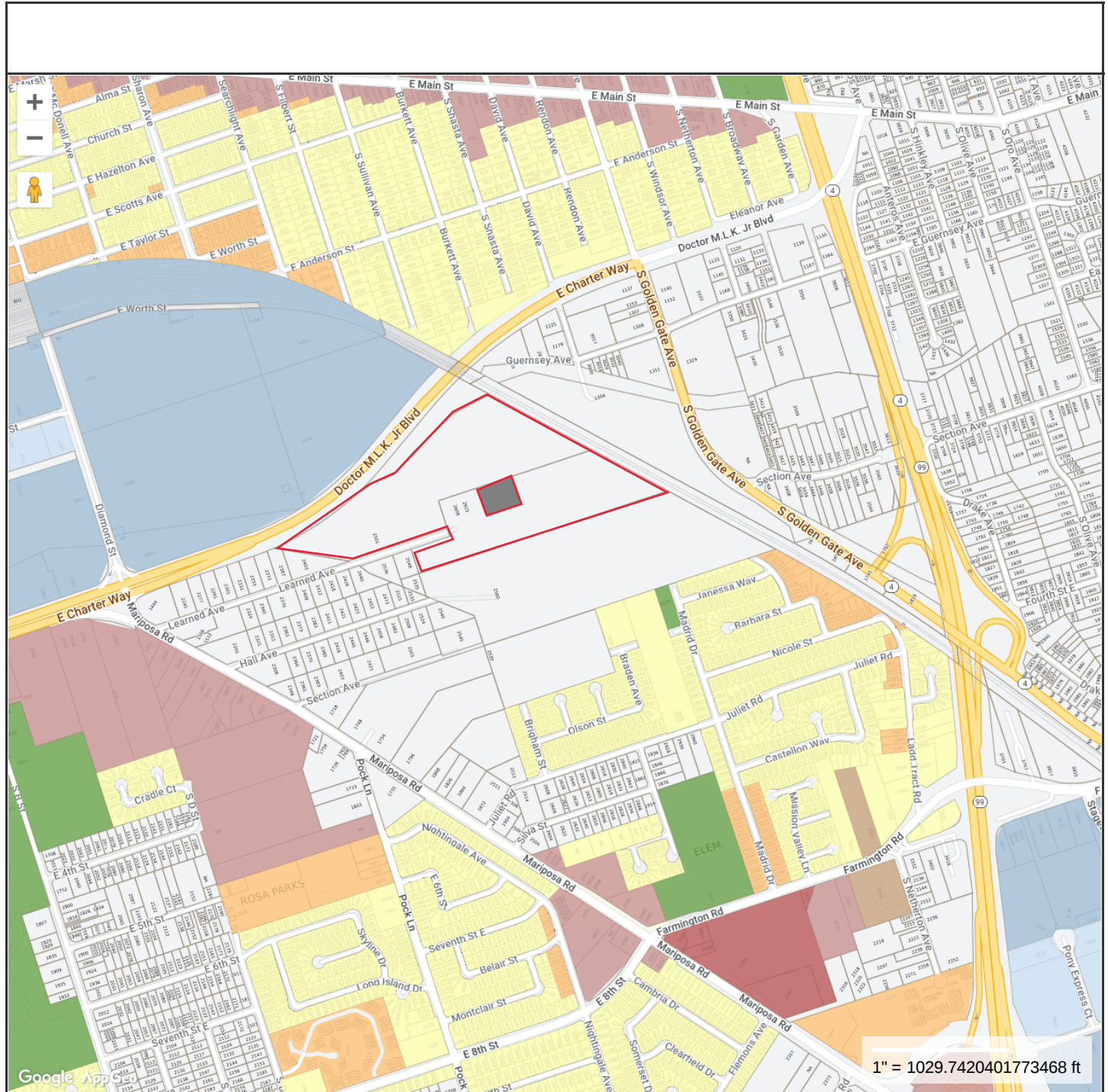
PRICE: \$80,000 per acre

EXCLUSIVE AGENT: Doug Bayless

General Plan Land Use Map



Bayless Properties, Inc. DRE 01523148 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/08/2022
Data updated 06/02/2022

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Alma St

Church St

R Hazelton Ave

R Scotts Ave

R Taylor St

R Worth St

R Anderson St

Stewart Ave

Burnett Ave

S State Ave

Garrett Ave

Robison Ave

E Main St

Reaner Ave

Doctor M.L.K. Jr Blvd

E Worth St

R Charter Way

Guernsey Ave

S Golden Gate Ave

S Golden Gate Ave

Section Ave

S Golden Gate Ave

Learned Ave

Learned Ave

Hall Ave

Section Ave

Janessa Way

Barbara St

Nicole St

Juliet Rd

Juliet Rd

Castellon Way

Bingham St

Olson St

Braden Ave

Mariposa Rd

Mariposa Rd

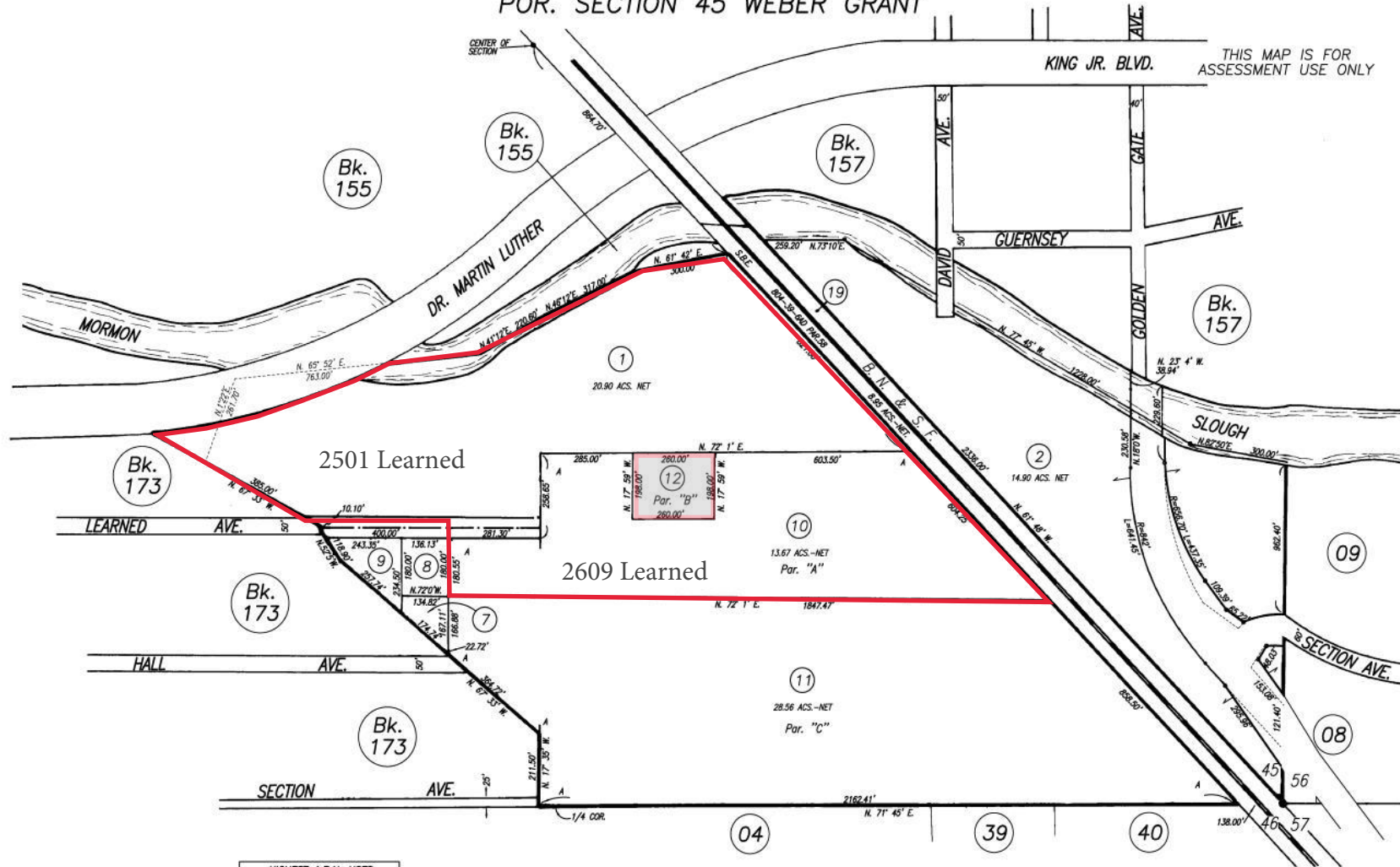
Juliet Rd

Ladd Tract Rd

POR. SECTION 45 WEBER GRANT

173-03

THIS MAP IS FOR
ASSESSMENT USE ONLY



HIGHEST A.P.N. USED				
YEAR	PAR. #	PAR. #	PAR. #	PAR. #
04-05	19			

DISCLAIMER
The sole purpose of this document is for the assessment and collection of County property taxes. County makes no representation or warranty, express or implied, about the completeness, accuracy, reliability or authenticity of the information set forth in this document. Therefore, this document should not be relied upon to determine the legal ownership of any specific parcel(s), nor to facilitate any real property transaction(s) between private parties. County is not liable for any loss or damage whatsoever arising from or in connection with the use of or reliance upon this document(s).

A- P. M. Bk. 02 Pg. 095

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

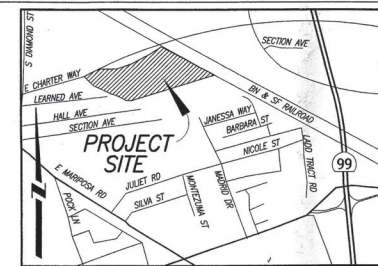
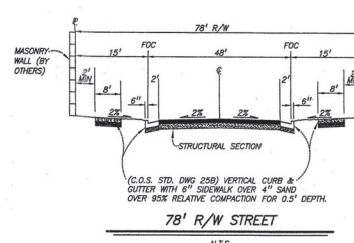
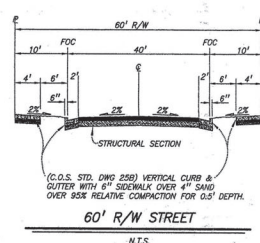
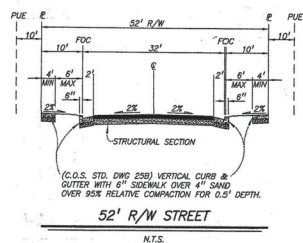
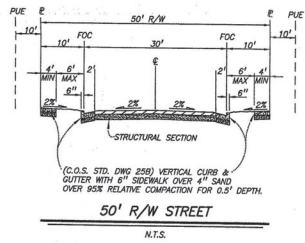
Assessor's Map Bk.173 Pg.03
County of San Joaquin, Calif.

Tax Map

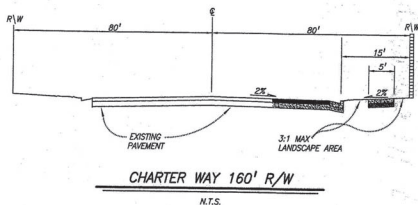
2560 Hall Ave, Stockton, CA 95205

6/20/2022

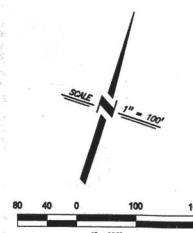
This report is only for the myFirstAm user who applied for it. No one else can rely on it. As a myFirstAm user, you already agreed to our disclaimer regarding third party property information accuracy. You can view it here: www.myfirstam.com/Security/ShowEULA. ©2005-2022 First American Financial Corporation and/or its affiliates. All rights reserved.



DRAFTED 2004. NOT AN APPROVED MAP



- LEGEND**
- CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ ELECTROLYZER
 - 16" W PROPOSED WATER
 - 60" SD PROPOSED STORM DRAIN
 - 12" SS PROPOSED SEWER
 - MAINTENANCE HOLE
 - EX 30" W EX. WATER
 - EX 48" SD EX. STORM DRAIN
 - EX 8" SS EX. SEWER
 - EXISTING TREES
 - ELEVATION CONTOURS
 - MASONRY SOUND WALL
 - 65-60 SOUND CONTOUR



- SUBDIVIDER**
- THE MCGINNEY HOMES
1411 W. FREMONT ST.
STOCKTON, CA 95203
PHONE: (209) 546-0801
ATTN: JOHN MCGINNEY
- OWNERS**
- WARREN EUGENE WOODY & ROSE MARIE WOODY
2501 & 2609 E. LEARNED AVENUE STOCKTON, CA
PHONE: (209) 464-3030
- GENERAL NOTES**
1. SITE SIZE: 35.06 ACRES
 2. ASSESSOR'S PARCEL NUMBERS: 173-030-01, 173-030-10
 3. PROPOSED USE: 153 LOT R-1 SUBDIVISION
 4. LOT A, LOT B, LOT C, LOT D, LOT E
 5. EXISTING USE: VACANT PASTURE
 6. STREET NAMES UTILIZED ARE PROVIDED FOR IDENTIFICATION PURPOSES ONLY. ACTUAL STREET NAMES WILL BE PROVIDED WITH THE FINAL MAP.
 7. ALL UTILITIES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.

- STATEMENT OF SUBDIVIDER**
1. ALL IMPROVEMENTS AND PUBLIC UTILITIES TO BE MADE OR INSTALLED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF STOCKTON STANDARD SPECIFICATIONS.
 2. SEWER: CITY OF STOCKTON
 3. STORM DRAINAGE: CITY OF STOCKTON
 4. WATER: CALIFORNIA WATER
 5. LIGHTING: AS REQUESTED
 6. PUBLIC UTILITY EASEMENTS TO BE DEDICATED AT THE REQUEST OF THE UTILITIES.
 7. ALL STREETS TO BE DEDICATED TO THE CITY OF STOCKTON, PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT". THE TERM OF THIS MAP MAY EXTEND TO 10 YEARS.
 8. PURSUANT TO SECTION 66452.1 OF THE "SUBDIVISION MAP ACT", THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT.
 9. THIS SUBDIVISION MAY BE DEVELOPED IN LOTS.
 10. ALL CUL-DE-SACS SHALL BE 50 FOOT RIGHT-OF-WAY.
 11. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS DAY OF 2004.

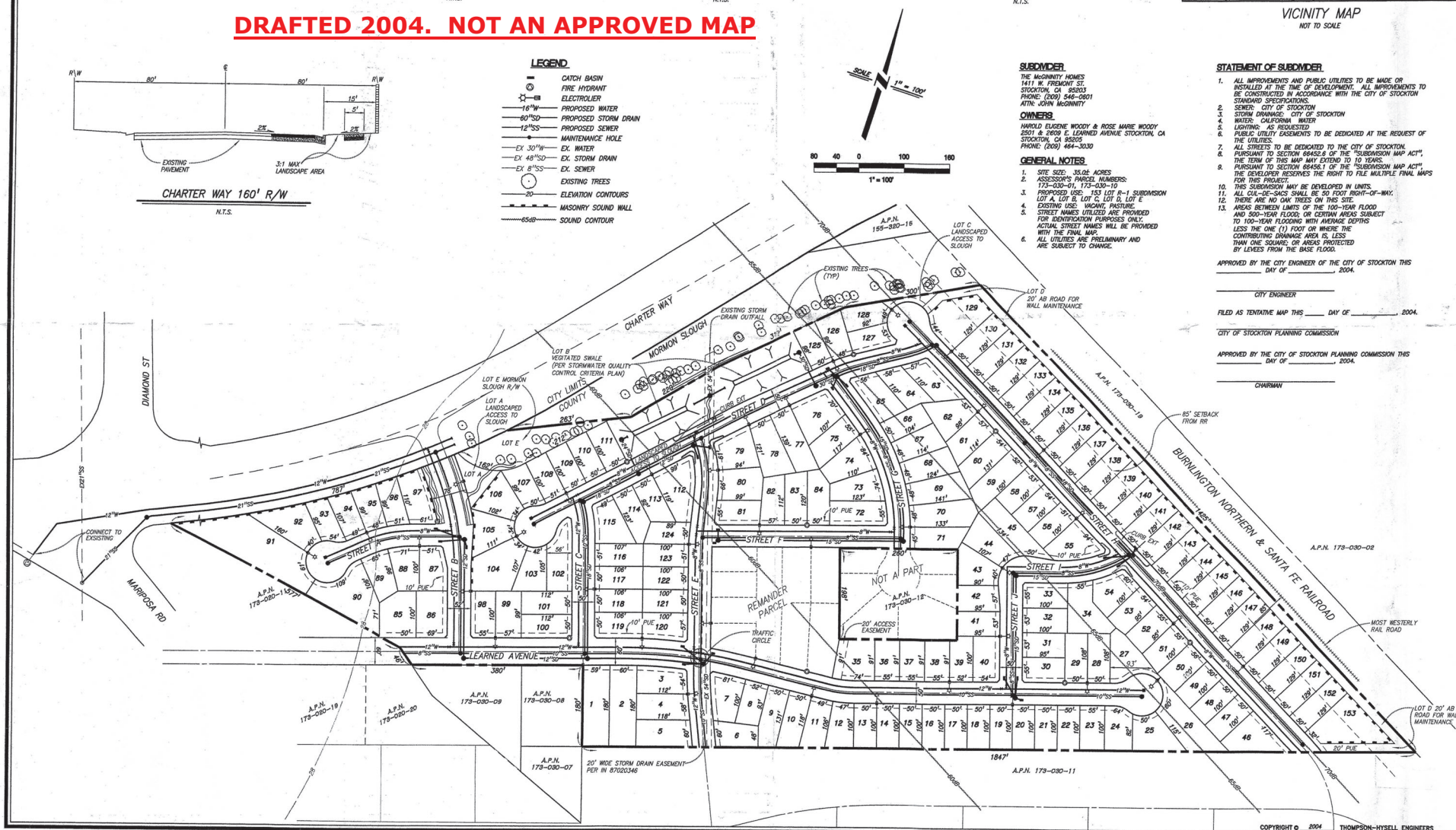
CITY ENGINEER

FILED AS TENTATIVE MAP THIS DAY OF 2004.

CITY OF STOCKTON PLANNING COMMISSION

APPROVED BY THE CITY OF STOCKTON PLANNING COMMISSION THIS DAY OF 2004.

CHAIRMAN



THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KORTH CO. COMPANIES
1015 17TH AVENUE, SUITE 101
STOCKTON, CA 95210
(209) 921-8844
(209) 921-8845
FAX: (209) 921-8846

TENTATIVE SUBDIVISION MAP
SOUTHCREEK
STOCKTON, CALIFORNIA

SHEET NUMBER
1
OF 1 SHEETS

APPROVED BY:

REVISIONS

DATE

BY

REASON

DATE

BY

REASON

DATE

BY

REASON

DATE



Woody Estate

Confidentiality Disclosure & Brokerage Disclaimer

The information contained in this offering material ("Brochure") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of the Woody Estate (County of San Joaquin, California) ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Bayless Properties, Inc. ("Bayless Properties"). The material is based in part upon information supplied by DEB & GARY LLC ("Seller") and in part upon information obtained by Bayless Properties from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Bayless Properties, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Brochure was prepared by Bayless Properties. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bayless Properties or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Bayless Properties expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. Bayless Properties is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of Bayless Properties and may be used only by parties approved by Bayless Properties. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to Bayless Properties immediately upon request of Bayless Properties or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bayless Properties and Seller.

Please be advised, Buyer acknowledges that Bayless Properties, Inc., may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting Bayless Properties to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

The terms and conditions set forth above apply to this Brochure in its entirety.

Bayless Properties, Inc. DRE 01523148 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825

Phone: 916-641-0300 E-mail: doug@baylessproperties.com CA DRE# 00872277 www.baylessproperties.com

This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC. All interested parties should confirm property information independently.