

# 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  $\pm 128$  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 southeast 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:  $\pm 128.12$
- Parcel Numbers: 209-300-15 ( $\pm 9.90$  acres)  
209-300-16 ( $\pm 118.22$  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

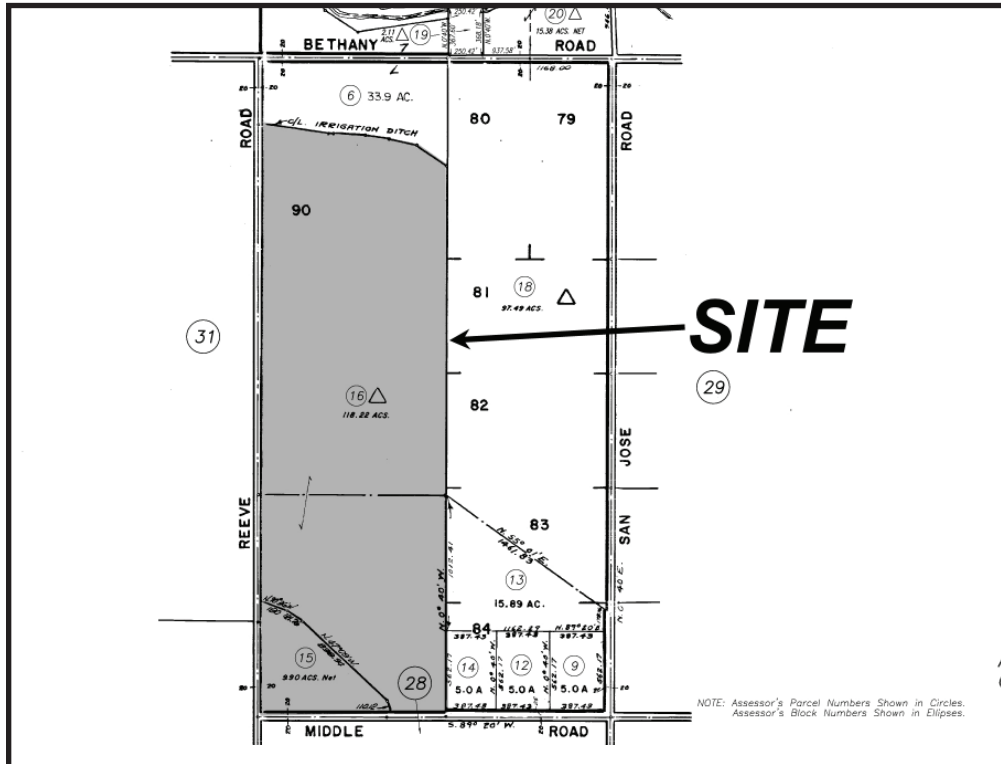
- #1: Milking barn, circa 1972
- #2: Milking barn, circa 1948
- #3: Storage shed
- #4: Storage shed
- #5: Bunkhouse; potential residence
- #6: 400A service
- #7: Domestic well



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# MAPS

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# FLOOD MAP

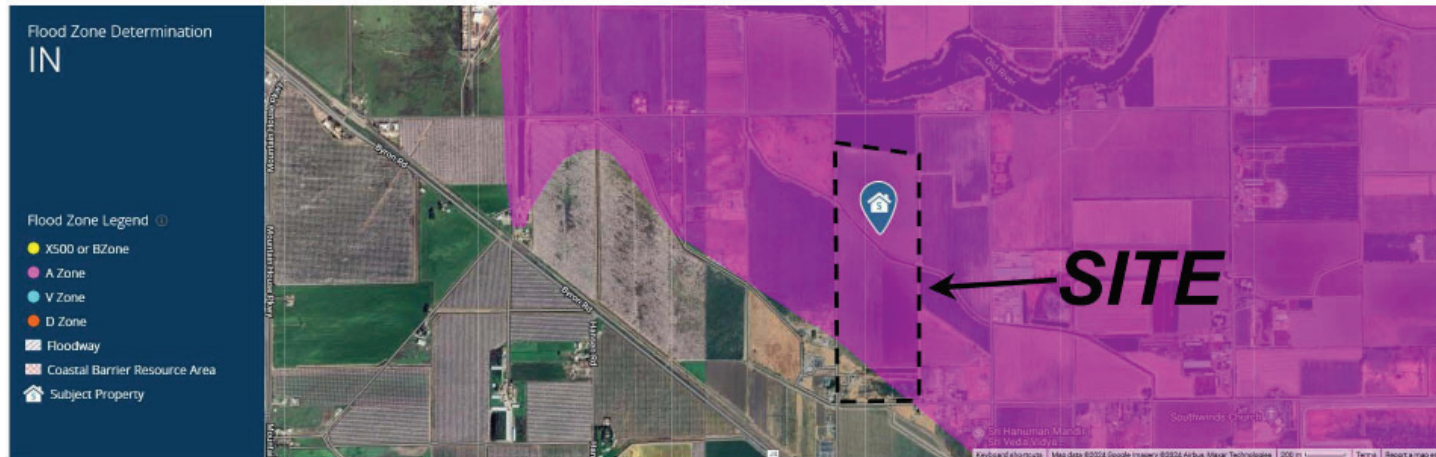
## 21070 REEVE ROAD, TRACY, CA



APN 209-300-16 | CLIP 2329203997

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

### STANDARD FLOOD MAP

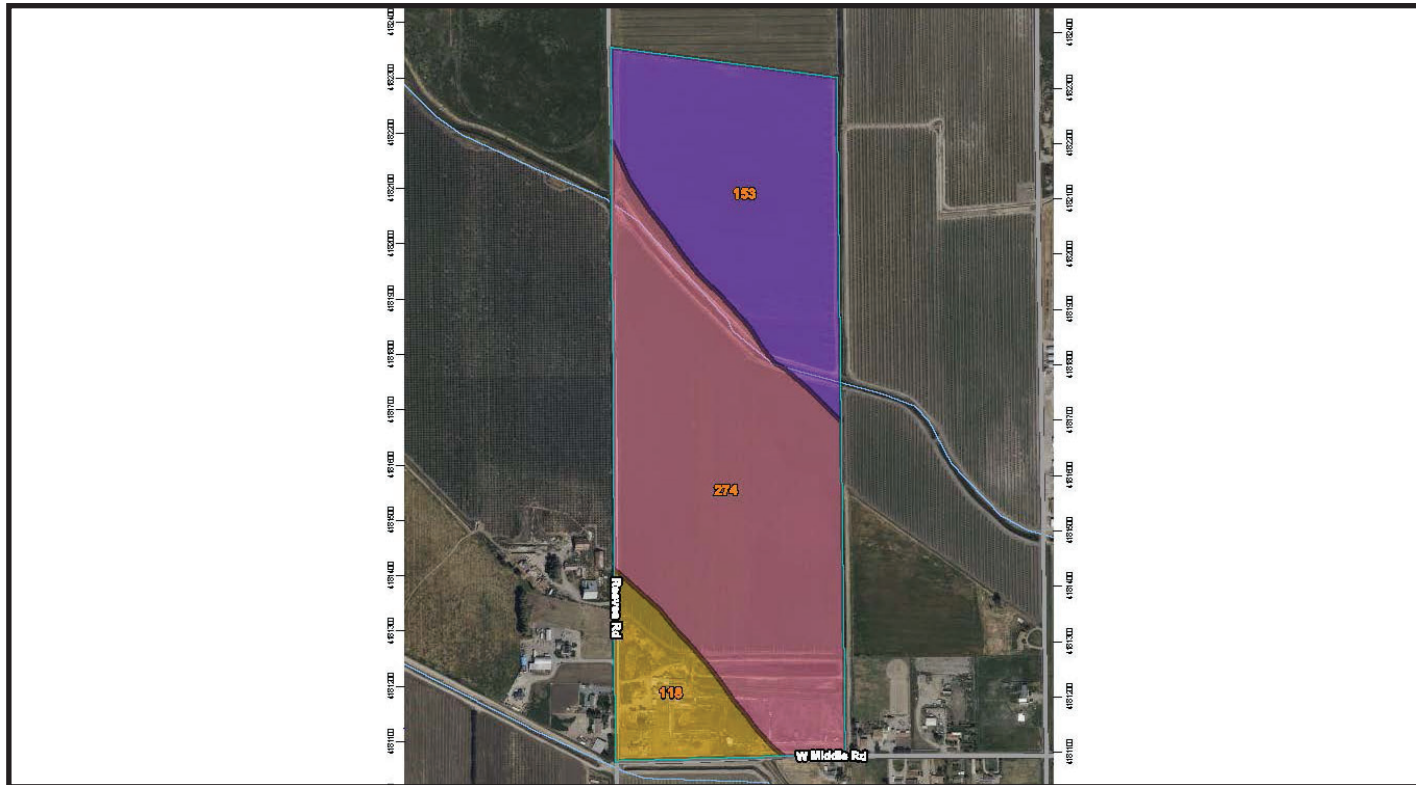


Special Flood Hazard Area (SFHA)	In
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	0 ft
Community Number - Map Panel & Suffix	060299-0590F
Flood Zone Code	AE

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# SOILS MAP

## 21070 REEVE ROAD, TRACY, CA



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%
<b>Totals for Area of Interest</b>				<b>128.4</b>	<b>100.0%</b>