

Description: Four parcels located on the outskirts of Lodi within the small community of Victor, Ca. The property features: 14.41+/- Total Acres, Four Homes, and Four Parcels. There are approximately 13+/- acres planted Cabernet Sauvignon. The four homes generate rental income and have a solid rental history. Each home is equipped with a private septic system. Water is supplied by the Victor Community Water Service District, supplemented by a 5HP submersible pump used for irrigation.

The four parcels include the following addresses:

17490 N. Bruella Road, Lodi, CA 95240

APN: 051-120-07

12.26+/- acres planted Cabernet Sauvignon grapes. Approximately 28 years old on bilateral trellis 6X12 spacing. 5 acres on quad trellis 10 X 12 spacing all on drip system. 5 HP submersible pump, newer well and pump. 1103 Paulson Rootstock. Soils are grade 1 & 2 (See soils map attached). Zoned AG-40.

9123 E. 3rd. Street, Victor, CA 95253

APN: 051-120-08

This parcel features 1.09 acres with a 832sqft, 2 bedroom, 1 bathroom home and attached one car garage. This home was completely remodeled in 2006. The home is serviced with public district water and on a private septic. Zoned AG-40.

17542 N. Bruella Road, Lodi, CA 95240

APN: 051-040-08

This parcel features a 8,800sqft lot, with a 1,136 sqft, 2 bedroom, 2 bathroom home and a detached one car garage. This home was partially remodeled in 2011. The home is serviced with public district water and on a private septic. Zoned R-R.

17530 N. Bruella Road, Lodi, CA 95240

APN: 051-040-07

This parcel features a 37,600sqft Lot with a 750 sqft, 2 bedroom, 2 bathroom home and attached one car garage. This home was completely remodeled in 2006. The home is serviced with public district water and on a private septic. This property also features a 1,136sf, 2 bedroom, 2 bathroom home which was completely remodeled in 2009. This home is serviced with public district water and on a private septic. Zoned R-R.