

FOR SALE

±43 ACRES OF AGRICULTURAL LAND

3549 W. CANAL BOULEVARD
TRACY, CA



- SITE:** This property consists of ±42.86 acres of farmland along the north side of W. Canal Boulevard near Interstate 205 approximately 6 miles northeast of Tracy.
- IRRIGATION:** Irrigation water is available from the Pescadero Reclamation District through a concrete ditch located along the westerly property line.
- FARMING LEASE:** The property is leased through the current crop season.
- ACCESS:** Access from Canal Boulevard is over a 70' wide portion of the adjoining Union Pacific Railroad right-of-way.
- WILLIAMSON ACT:** The property is not in the Williamson Act.
- ZONING:** San Joaquin County: "AG-40" (General Agriculture)
- PARCEL NUMBER:** 213-260-27
- PRICE:** \$1,695,000 (±\$39,547 per acre)



For further information, please contact:

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