

FOR SALE

±43 ACRE ALMOND ORCHARD

33000 BEVIS ROAD
TRACY, CA



SOUZA
REALTY &
DEVELOPMENT

For further information, please contact:

Mike Glazzy
DRE #01204579
mglazzy@souzard.com
(209) 229-7767

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.

PROPERTY OVERVIEW

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PROPERTY OVERVIEW:

- SITE:** This orchard property consists of approximately 43 acres of farmland planted in almonds located along Interstate 5 between Durham Ferry Road and Highway 132 about eight miles southeast of Tracy. The property sits immediately surrounded by other orchard properties.
- IRRIGATION:** Irrigation water is supplied by the Banta Carbona Irrigation District (BCID) through a canal that runs along the northern property line. The cost to irrigate is \$65 per acre-ft plus assessments of about \$600 per year.
- ALMOND ORCHARD:** The orchard was planted in February 2012 and features Independence variety almonds on Lowell rootstock. The trees are irrigated through a double line drip system.
- FARMING LEASE:** The property is currently under a farming lease that runs until December 31, 2025. The tenant has two 5-year options to extend.
- WILLIAMSON ACT:** The property is in the Williamson Act.
- ZONING:** San Joaquin County: "AG-40" (General Agriculture District)
- PARCEL #:** 255-090-54
- TOTAL ACREAGE:** ±42.54
- PRICE:** \$2,340,000



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FARMING LEASE SUMMARY

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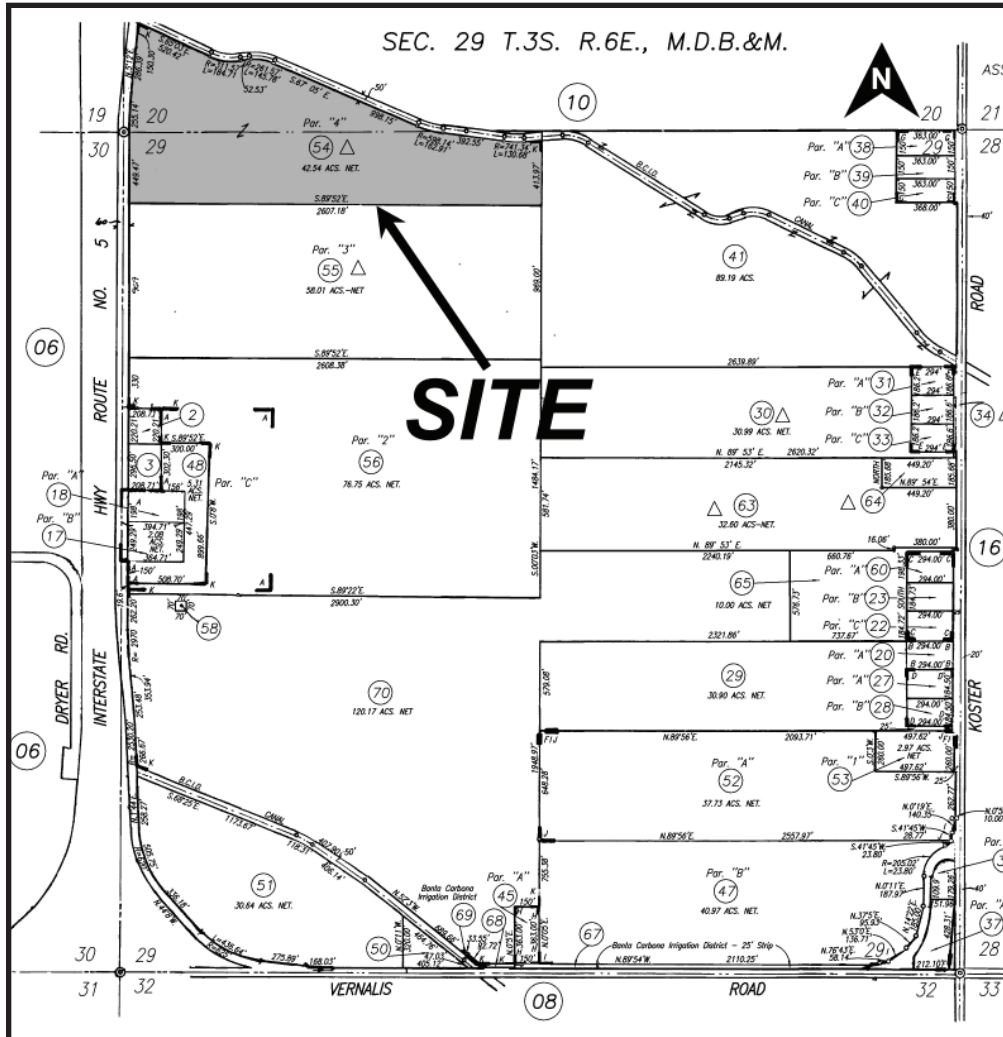
FARMING LEASE SUMMARY	
LEASE COMMENCEMENT	November 30, 2011
LEASE EXPIRATION	December 31, 2025
RENEWAL OPTIONS	Two 5-year
ANNUAL RENT	15% of the Crop Value
TYPICAL RENT	\$15,000-18,000 per year
EXPENSES PAID BY LANDLORD	
	<ul style="list-style-type: none"> • Property Taxes • Water Assessments
EXPENSES PAID BY TENANT	
	<ul style="list-style-type: none"> • PG&E • Water Usage



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MAPS

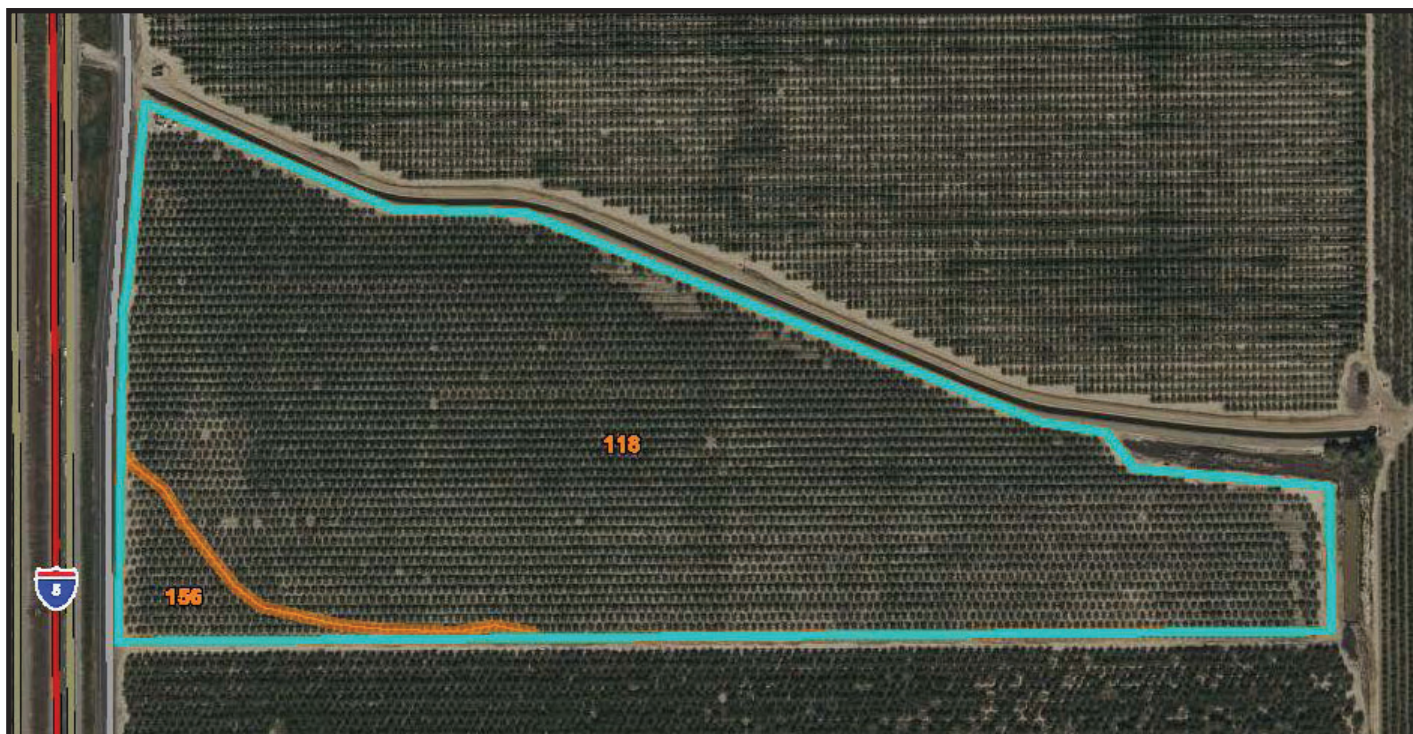
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SOILS MAP

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
118	Capay clay, 0 to 1 percent slopes, MLRA 17	37.6	95.1%
156	El Solyo clay loam, 0 to 2 percent slopes	1.9	4.9%
Totals for Area of Interest		39.5	100.0%

A full soils report is available upon request.