



Edwards, Lien & Toso, Inc.
Agricultural Appraisers and Consultants

±128.10 Acres Irrigated Cropland



Located at:

**Ott Road
French Camp, San Joaquin County, CA**

Offered At

\$3,325,000 (\$25,956/Acre)

Presented by



Edwards, Lien & Toso, Inc.
CA BRE Corporate License # 01527052
Agricultural Appraisers & Brokers
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484

SUMMARY OF SALIENT FACTS

Property Name:	Ott Road
Assessor's Parcel Number(s):	191-300-015
Property Address / Location:	1401 W. Ott Rd., French Camp, San Joaquin County, CA 95231
Land Area/Property Size:	128.10 Assessed Acres
Land Use:	Irrigated Cropland
Structural/Site Improvements:	None
Flood Zone Rating:	Flood Zone "X" (shaded).
Census Tract:	38.03 / 2
Ag. Preserve Status:	The property is not currently enrolled in the Williamson Act, Ag. Preserve program.
Zoning:	AG-40, General Agriculture, 40-acre minimum parcel size. City of Stockton General Plan 2035 identifies the subject as Village (V). The property is located just outside of the 2035 SOI boundary line, however is within the USB/Area of Interest.
Soils:	169 – Guard clay loam, (Class 2); 197 – Merritt silty clay loam, (Class 2); 109 – Bisgani loamy course sand (Class 3); & 255 –Tinnin loamy course sand (Class 3).
Shape / Topography:	The property consists of 128.10 acres and is rectangular in shape. Topography is level to grade. Elevation of the subject property is estimated to be between 5-10 feet above mean sea level.
Irrigation Supply & Distribution:	The property is located within South Delta Water Agency. Two on-site pump and well units provide all irrigation water supplies. Well #1 is a newer 25 HP electrical unit. Well #2 is a 40 HP electrical unit. Both units pump into an east-west pipeline that distributes water throughout the entire property.
Taxes:	\$8,607 per year
Price:	\$3,325,000 (\$25,956/Ac.)
Contact:	For more information, please contact Jeff Lien (#01280007) at 209-495-3114 or 209-634-9484.

The above information has been obtained from sources that are deemed reliable, but is/are not guaranteed.

*All prospective buyers / interested parties are encouraged to independently investigate
all claims in this memorandum of offering to their satisfaction.*

SUBJECT PHOTOGRAPHS



SE Corner Facing North

Block 1



SE Corner Facing NW

Block 1



Southern Boundary Line Facing North

Block 2



Southern Boundary Line Facing North

Block 3



NW Corner Facing North
(Northern Boundary Line) Block 3



Deep Well & Pump Site #2
40 HP US Motors Motor on Pump

SUBJECT PHOTOGRAPHS

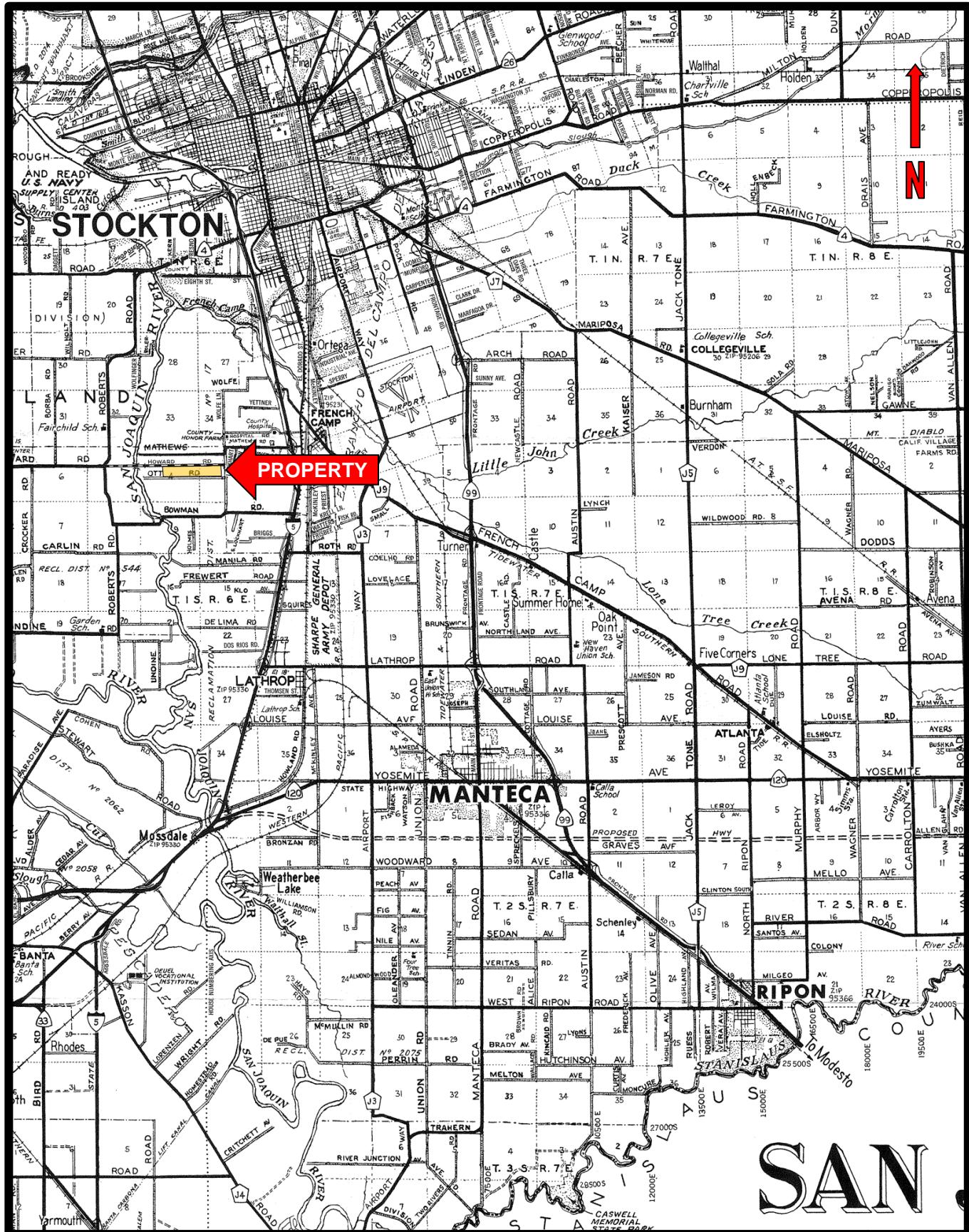


Typical View Of Irrigated Cropland &
Surface Valve Riser



Deep Well & Pump Site #1
Newer 25 HP US Motors Motor / American Marsh Pump

LOCATION MAP



ASSESSOR'S PARCEL MAP

191-30

THIS MAP IS FOR
ASSESSMENT USE ONLY

POB. SEC. 33 T.1N R6.E. & POB. SEC. 3. 4 & 5 T.1S R6.E. M.D.B. & M.

Bk. 166

Bk. 162

RIVER

PROPERTY

SECTION LINES

SECTION BOUNDARY

SECTION NUMBER

Lilmar, CA

Assessor's Map Bk. 191 Pg. 30
County of San Joaquin, Calif.

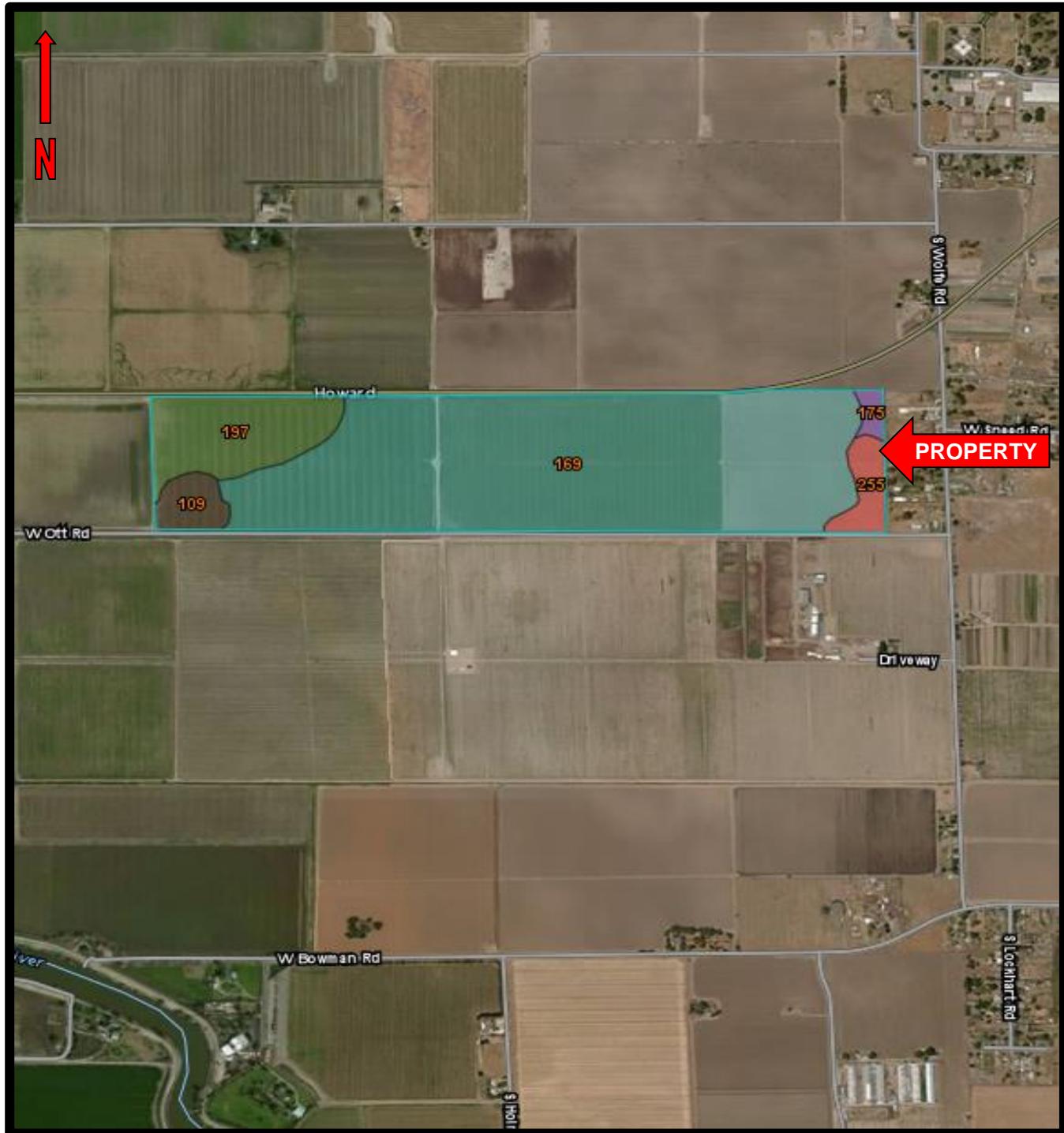
NOTE: SEE SURVEY "B" 53
NOTE: Assessor's Parcel Numbers S
Assessor's Block Numbers S

Assessor's Block Numbers Shown in Ellipses.

AERIAL PHOTOGRAPH / PLAT MAP

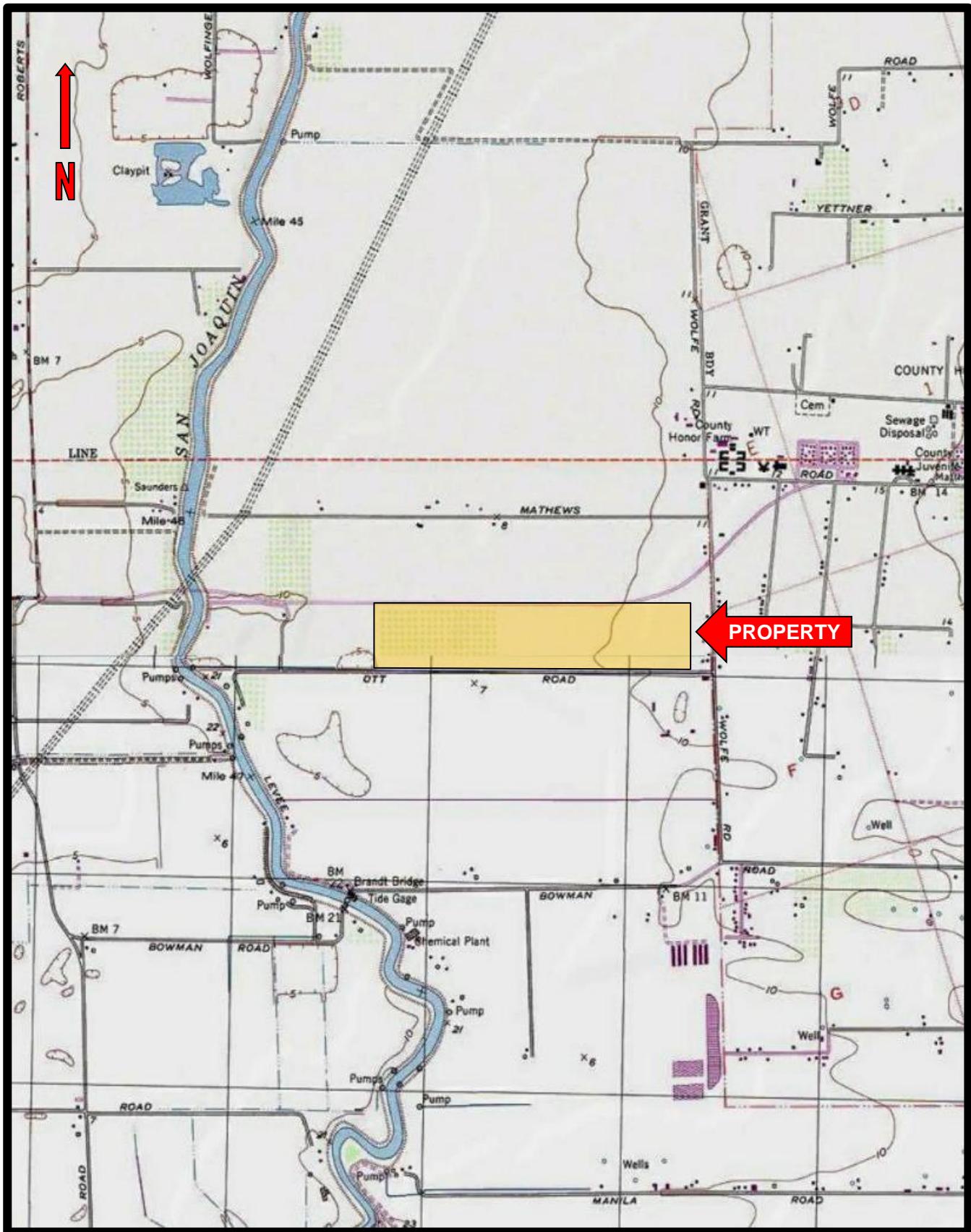


SOIL MAP

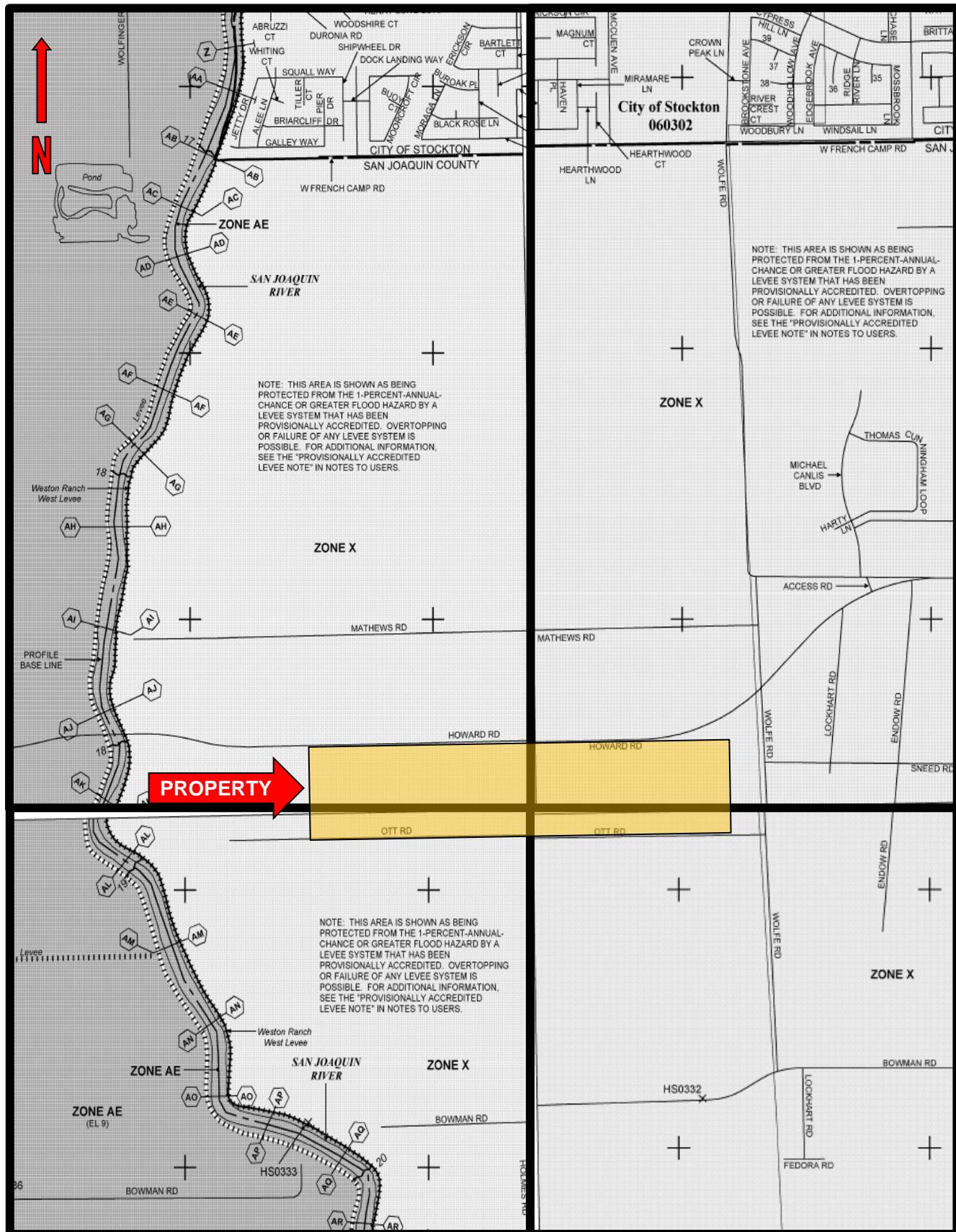


Map Symbol	Soil Type	Capability Class	Percent of Subject
109	Bisgarri loamy coarse sand, partially drained, 0-2% slopes	3	4%
169	Guard clay loam, drained, 0-2% slopes	2	78%
175	Honcut sandy loam, 0-2% slopes	2	2%
197	Merritt silty clay loam, partially drained, 0-2% slopes	2	12%
255	Tinnin loamy coarse sand, 0-2% slopes	3	4%

TOPOGRAPHY MAP



FEMA FLOOD MAP



CITY OF STOCKTON GENERAL PLAN MAP

