

***±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

<b>Property Name:</b>	Ott Road
<b>Assessor's Parcel Number(s):</b>	191-300-015
<b>Property Address / Location:</b>	1401 W. Ott Rd., French Camp, San Joaquin County, CA 95231
<b>Land Area/Property Size:</b>	128.10 Assessed Acres
<b>Land Use:</b>	Irrigated Cropland
<b>Structural/Site Improvements:</b>	None
<b>Flood Zone Rating:</b>	Flood Zone "X" (shaded).
<b>Census Tract:</b>	38.03 / 2
<b>Ag. Preserve Status:</b>	The property is not currently enrolled in the Williamson Act, Ag. Preserve program.
<b>Zoning:</b>	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.
<b>Soils:</b>	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).
<b>Shape / Topography:</b>	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.
<b>Irrigation Supply &amp; Distribution:</b>	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.
<b>Taxes:</b>	\$8,607 per year
<b>Price:</b>	<b>\$3,325,000 (\$25,956/Ac.)</b>
<b>Contact:</b>	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

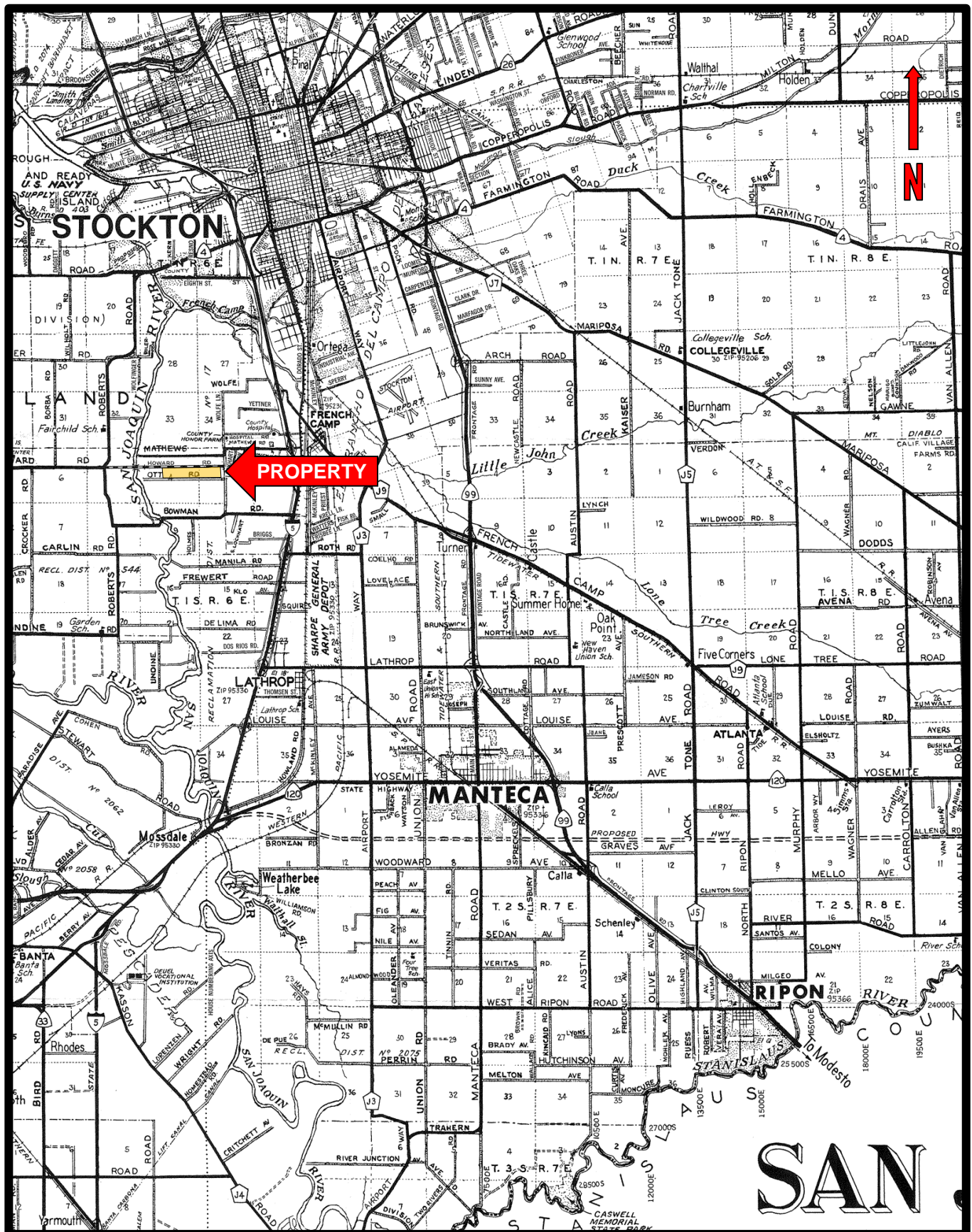


Typical View Of Irrigated Cropland &  
Surface Valve Riser



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

# LOCATION MAP

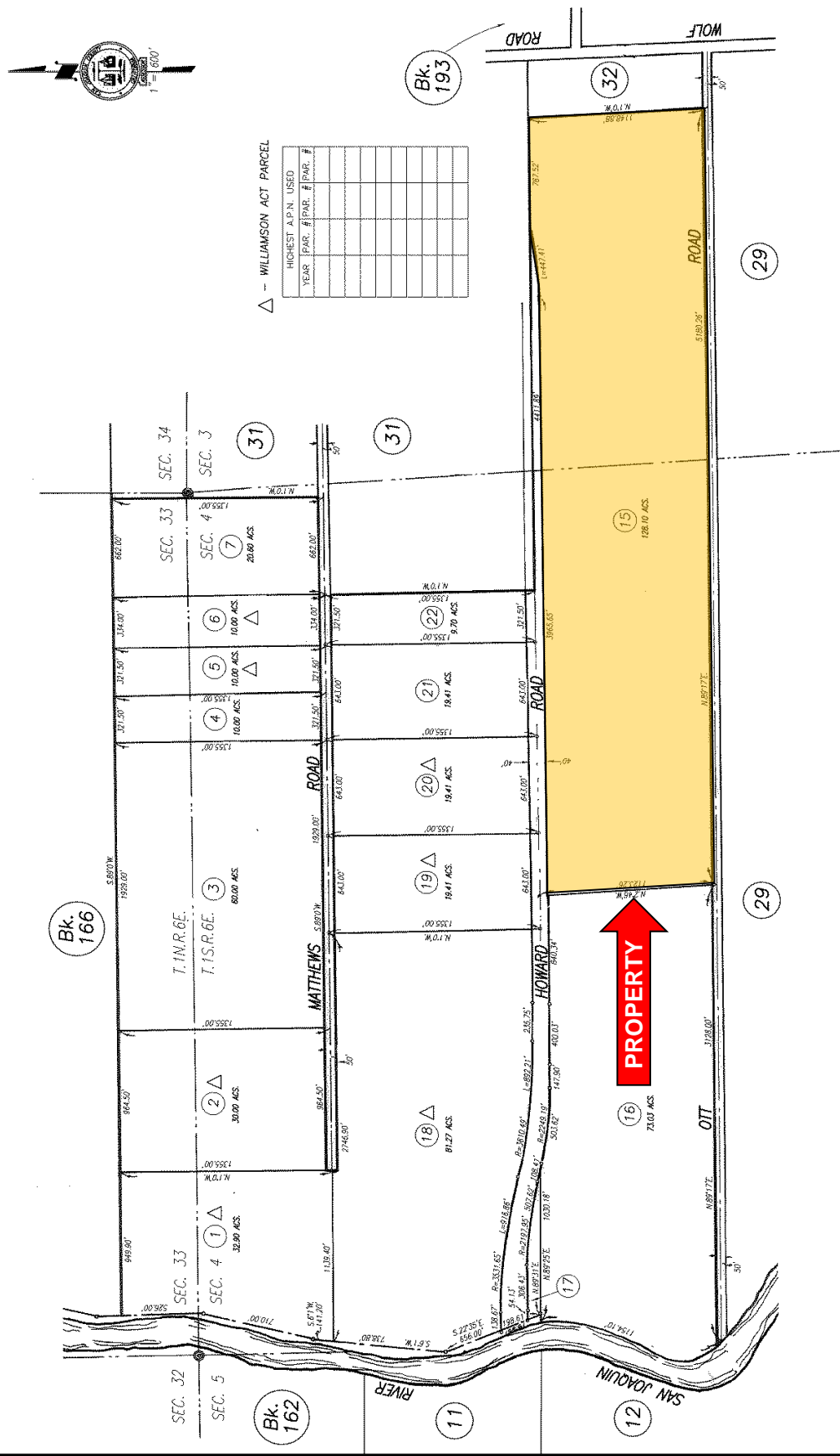


ASSESSOR'S PARCEL MAP

THIS MAP IS FOR  
ASSESSMENT USE ONLY

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

191-30



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

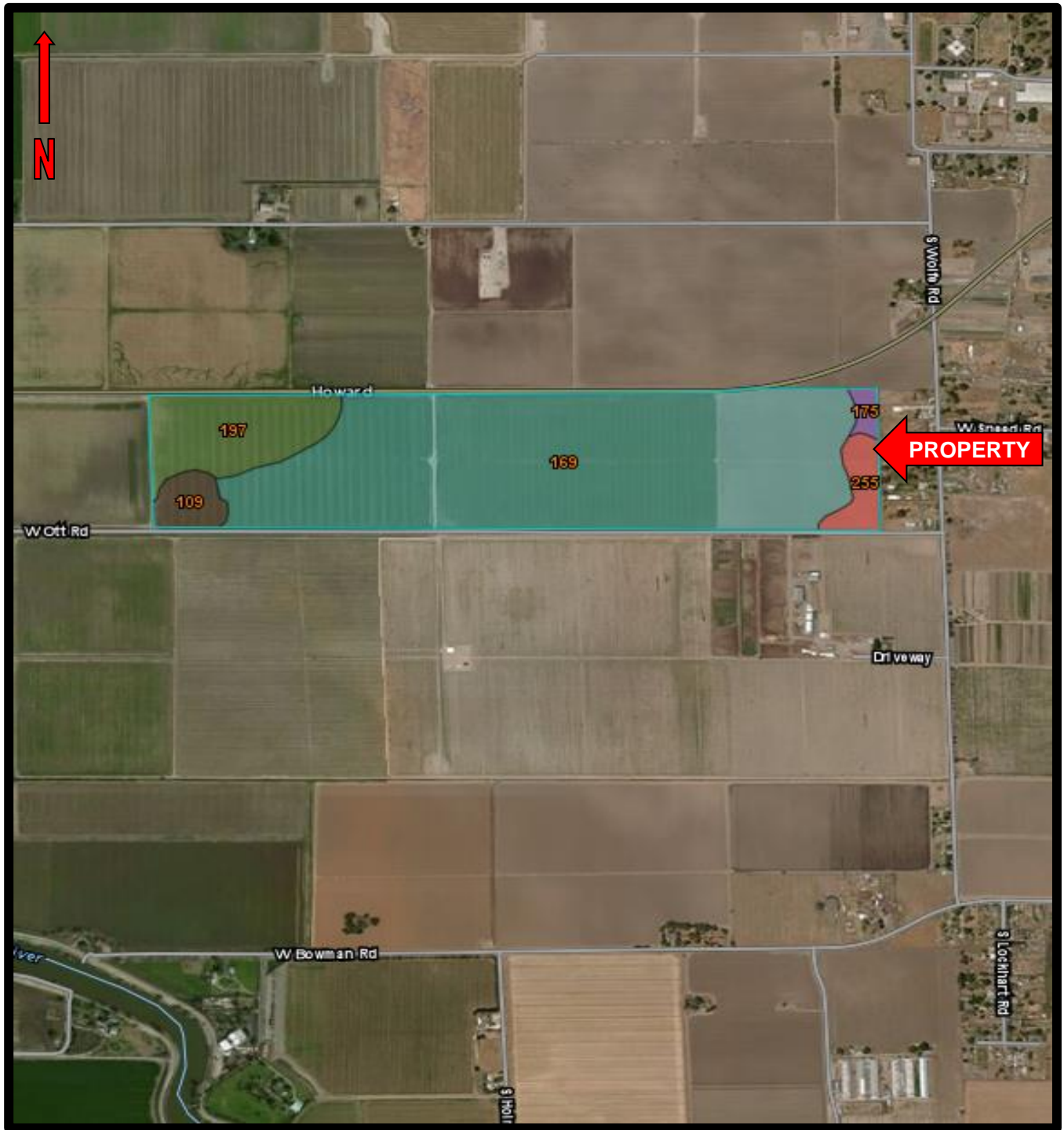
NOTE: SEE SURVEY "B" 53  
NOTE: Assessor's Parcel Numbers Shown in Circles;  
Assessor's Block Numbers Shown in Ellipses.



# AERIAL PHOTOGRAPH / PLAT MAP



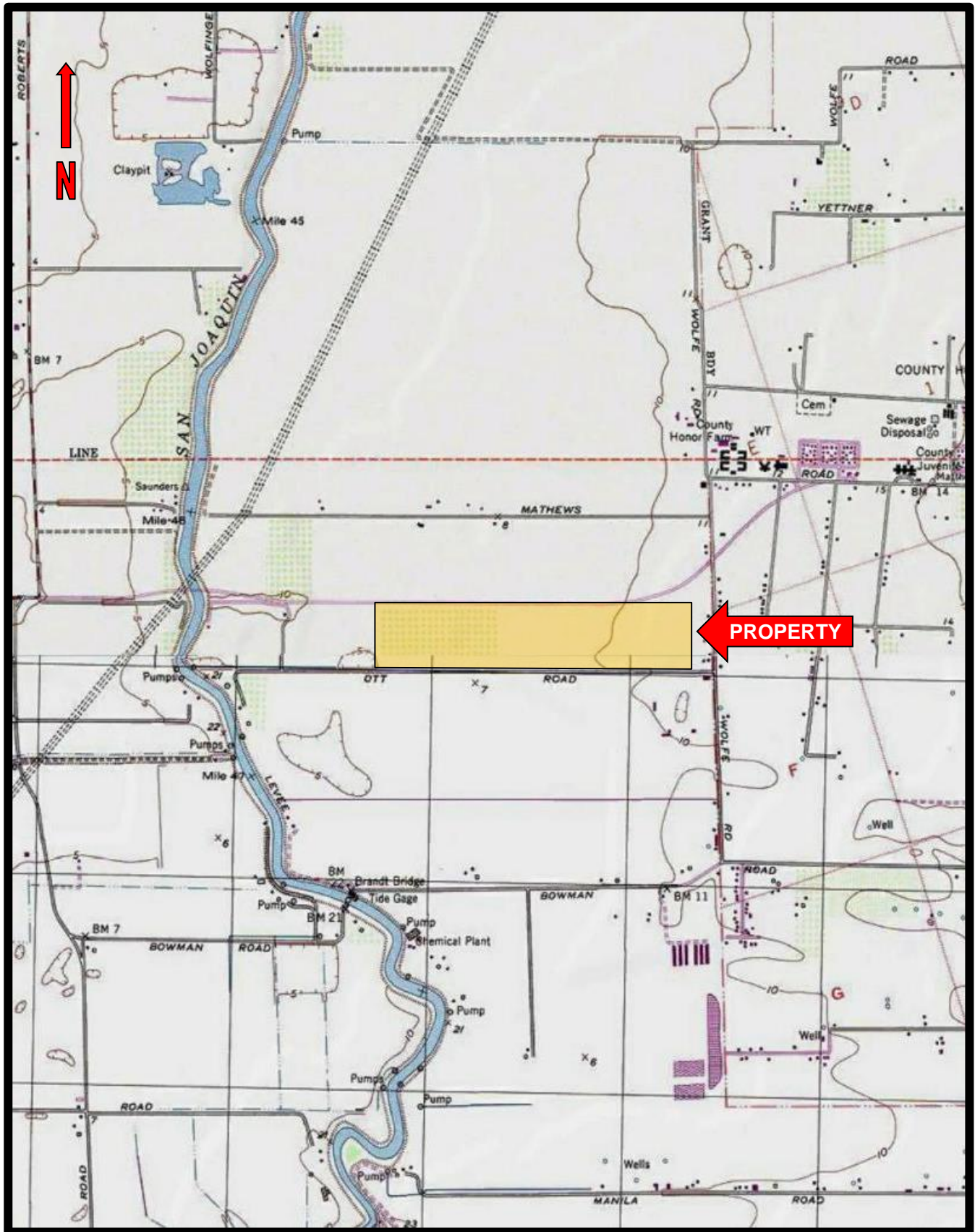
# SOIL MAP



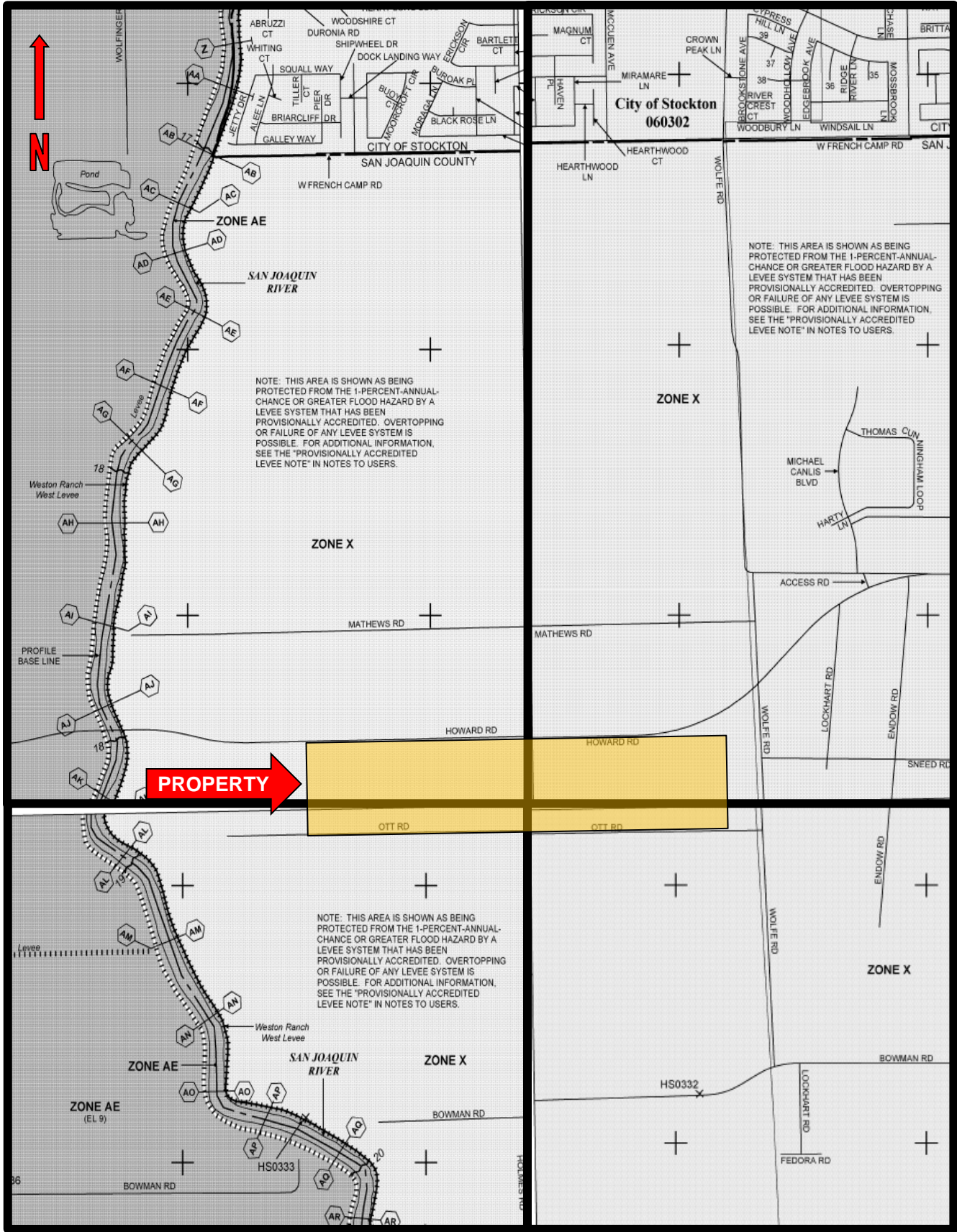
Map Symbol	Soil Type	Capability Class	Percent of Subject
109	Disgani loamy coarse sand, partially drained, 0-2% slopes	3	4%
169	Guard clay loam, drained, 0-2% slopes	2	78%
175	Honcut sandy loam, 0-2% slopes	2	2%
197	Merritt silty clay loam, partially drained, 0-2% slopes	2	12%
255	Tinnin loamy coarse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



# TOPOGRAPHY MAP



FEMA FLOOD MAP





# CITY OF STOCKTON GENERAL PLAN MAP

