

±113.91 Acres Irrigated Cropland



**6960 S. Frick Road
Stockton, San Joaquin County, CA
95215**

\$2,650,000 (\$23,264/Acre)

Presented by



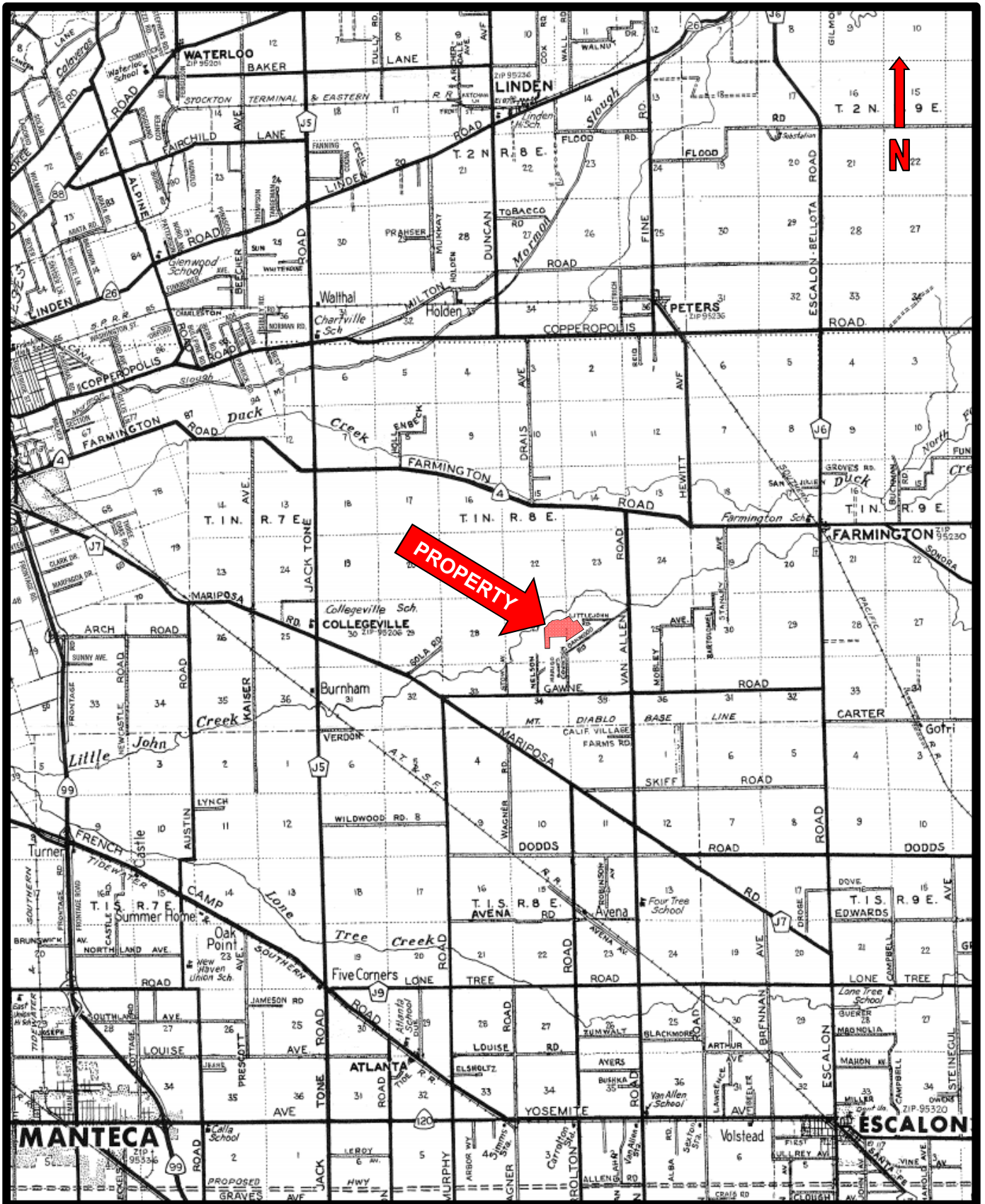
Edwards, Lien & Toso, Inc.
CA BRE Corporate License # 01527052
Agricultural Appraisers & Brokers
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484

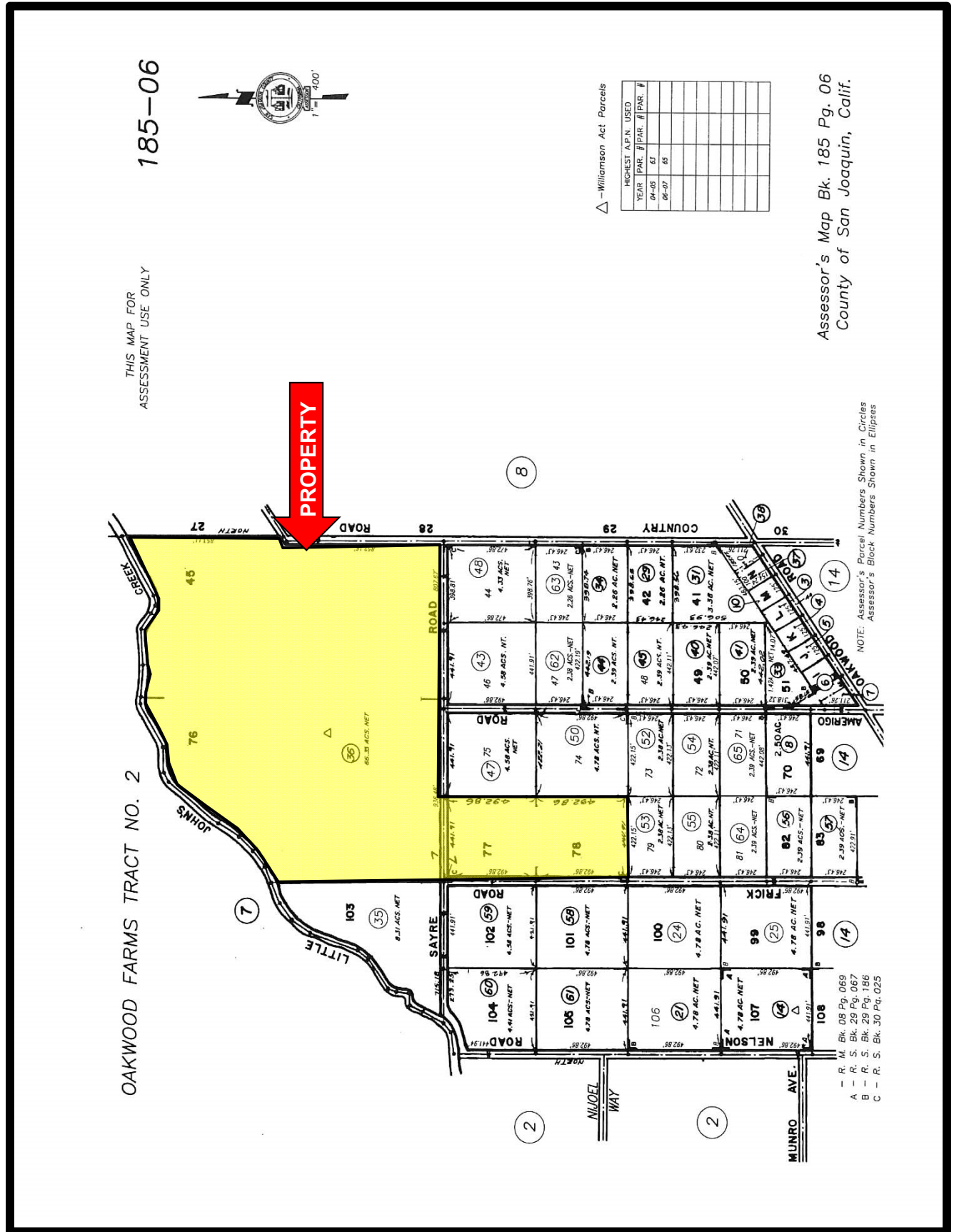
SUMMARY OF SALIENT FACTS

Property Name:	S. Frick Road Property
Assessor's Parcel Number(s):	185-060-36, 185-080-29 & 185-080-31
Property Address / Location:	6960 S. Frick Rd., Stockton, San Joaquin County, CA 95215
Land Area / Property Size:	113.91 Assessed Acres (Per SJ County)
Land Use:	Irrigated Cropland
Structural / Site Improvements:	None
Flood Zone Rating:	Special Flood Hazard Zone "AO", Flood Zone "X" & Flood Zone "X" (shaded).
Census Tract:	48.00 / 4
Ag. Preserve Status:	The property <u>is</u> currently enrolled in the Williamson Act, Ag. Preserve program.
Zoning:	AG-40, General Agriculture, 40-acre minimum parcel size.
Soils:	173 - Hollenbeck silty clay, 0-2% slopes (Capability Class 2); 160 – Galt Clay, 0-1% slopes (Class 3) & 107 – Archerdale clay loam, 0-2% slopes (Class 2).
Shape / Topography:	The property is irregular in shape. Topography is level to grade. Elevation of the subject property is estimated to be at 75-80 feet above mean sea level.
Irrigation Supply & Distribution:	The property receives irrigation water from one on-site agricultural well equipped with a 125 HP Amarillo gear drive powered by diesel engine. There is also a 40 HP well with a 25 HP electric lift pump on Little Johns Creek. The property is located within Central San Joaquin Water Conservation District (CSJWCD).
2018 / 2019 Taxes:	\$6,535 per year
Asking Price:	\$2,650,000 (\$23,264/Ac.)
Contact:	For more information, please contact Jeff Lien (#01280007) at 209-495-3114, Randy Edwards (#01424270) 209-495-3112 or the Office at 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.*

LOCATION MAP

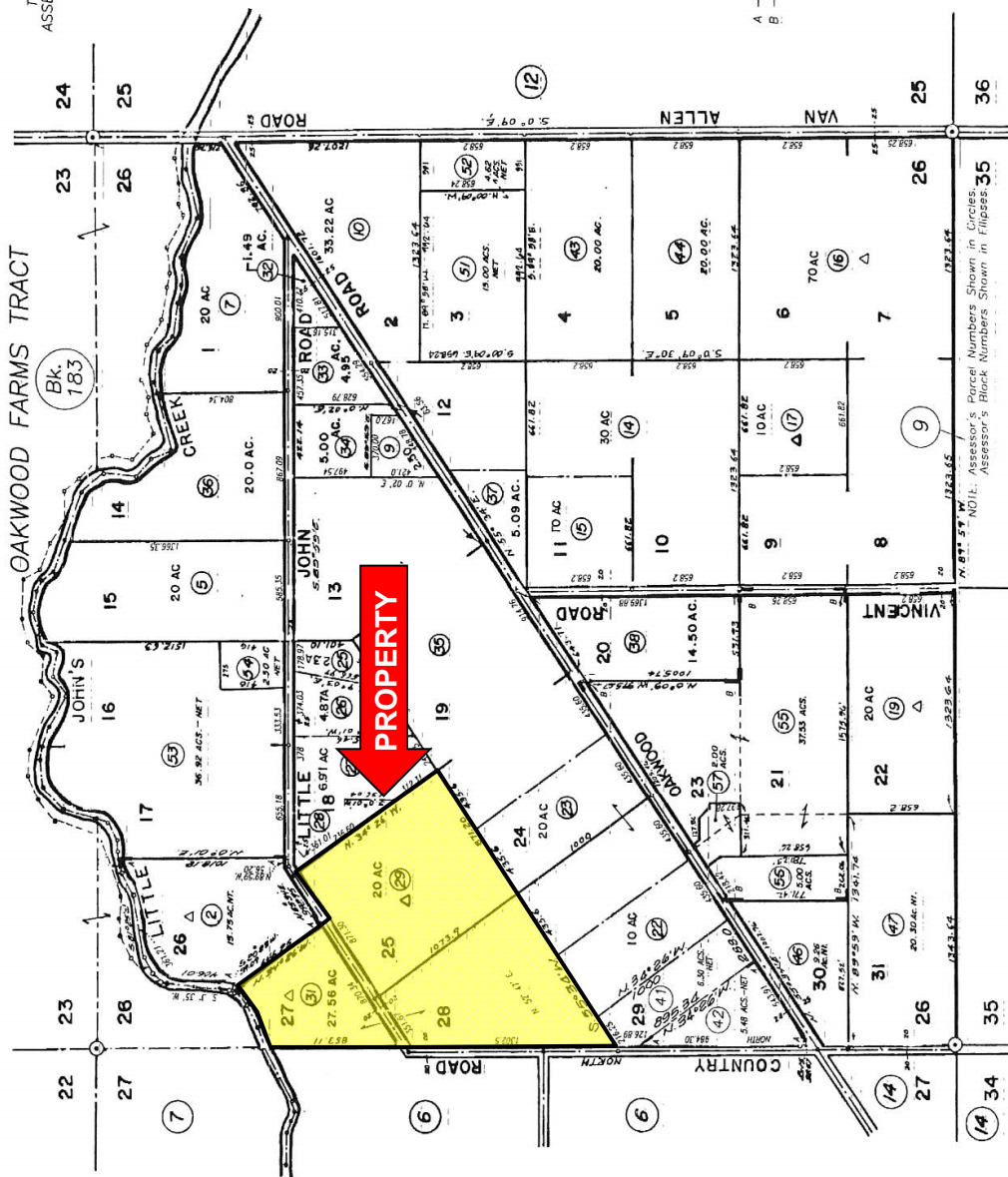




ASSESSOR'S PARCEL MAP

185-08

THIS MAP IS FOR
ASSESSMENT USE ONLY



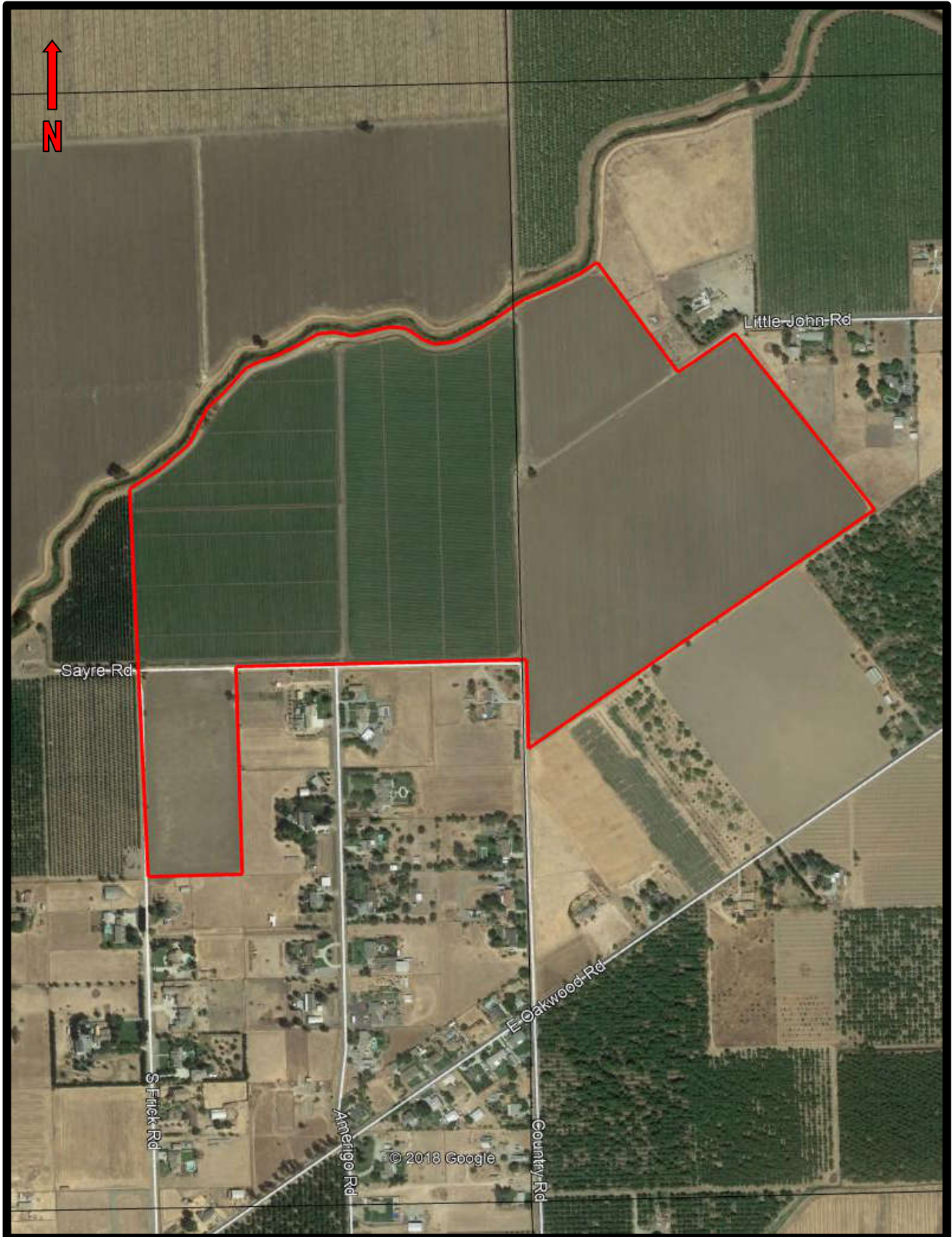
Δ - WILLIAMSON ACT PARCELS

[illegible]

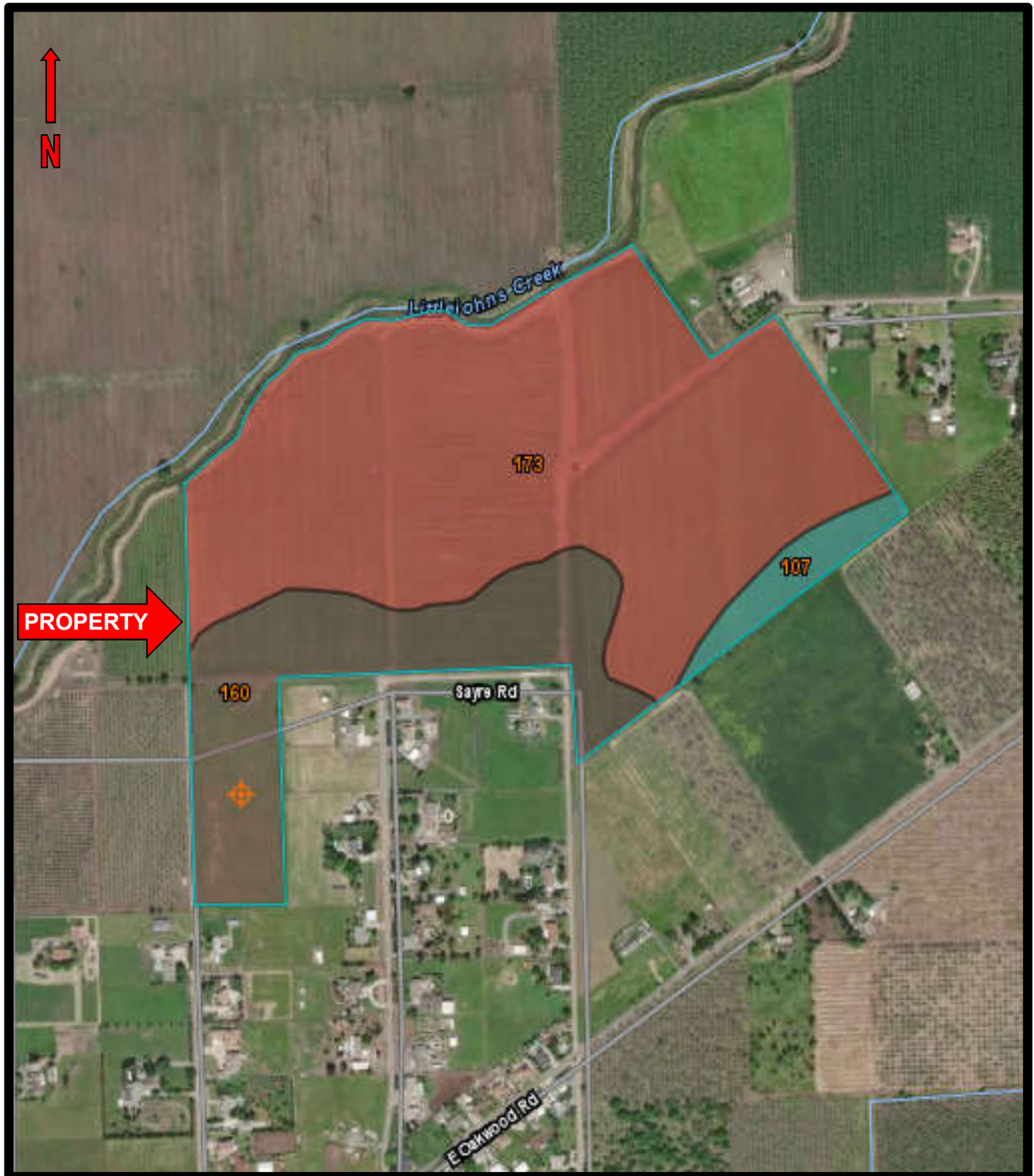
A - R.	S. Bk.	29 Pg.	087
B - R.	S. Bk.	29 Pg.	110

Assessor's Map Bk.185 Pg.08
County of San Joaquin, Calif.

AERIAL MAP

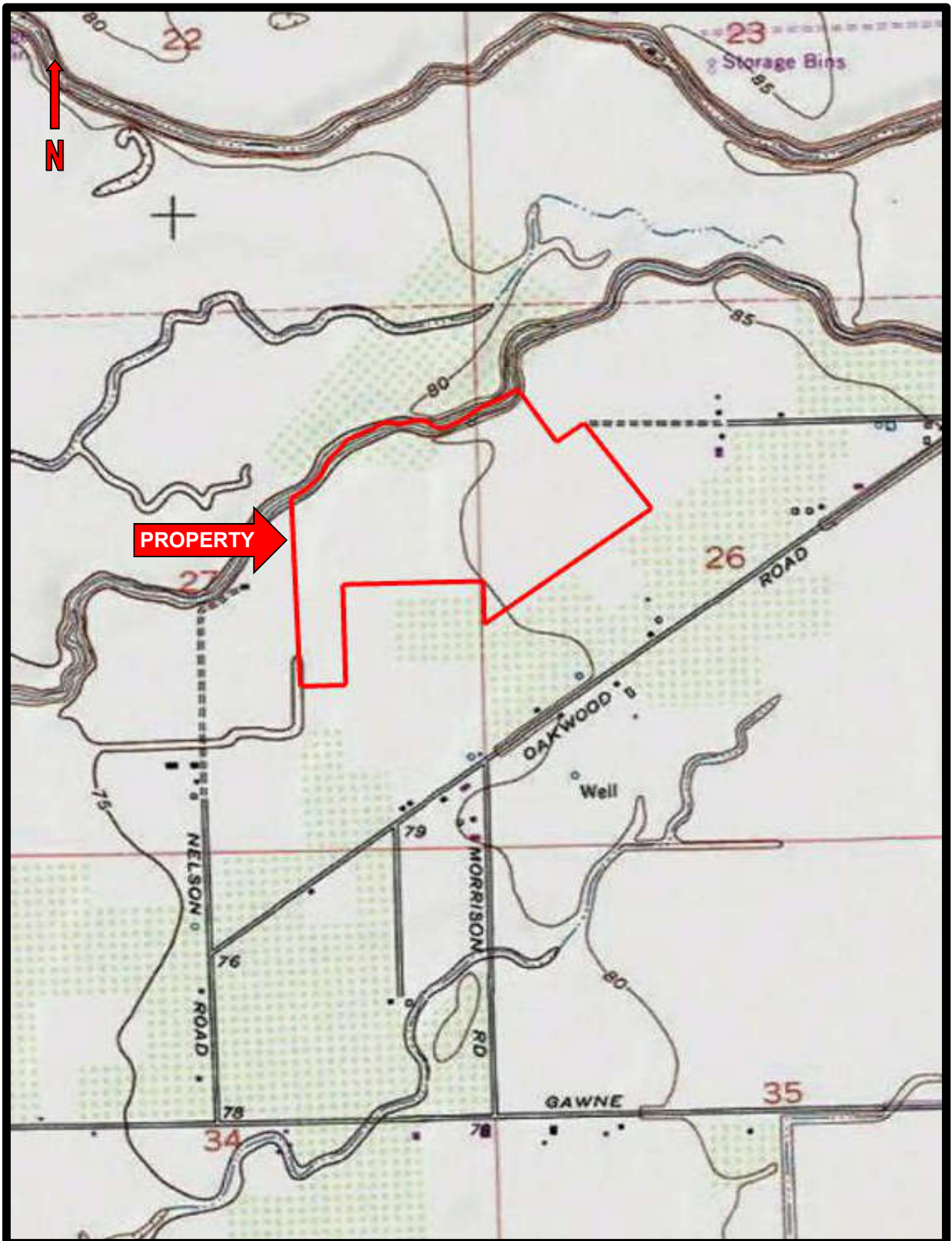


SOIL MAP



% of Property	MAP SYMBOL	SOIL TYPE	CAPABILITY CLASS
71.7%	173	Hollenbeck silty clay, 0-2% slopes	2
24.3%	160	Galt clay, 0-1 percent slopes	3
4.0%	107	Archerdale clay loam, 0-2% slopes	2

TOPOGRAPHY MAP



FEMA FLOOD MAP

