

# MANTECA HOME & ALMONDS

19.84± Assessed Acres

San Joaquin County, CA

**PRICE REDUCED**



EXCLUSIVELY PRESENTED BY: **Pearson Realty**



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DRE #00020875



## PROPERTY LOCATION





## PROPERTY DETAILS

### LOCATION:

Just west of the northwest corner of Mitchell Road and Southland Road. Southern boundary lies along Southland Rd. Address: 7001 E. Southland Rd., Manteca, CA 95336

### LEGAL:

19.84± assessed acres located in a portion of Section 2, T1S, R7E, M.D.B.&M. San Joaquin County APN: 218-070-010.

**ZONING:** The property is not subject to the Williamson Act Contract.

### PLANTINGS:

Butte/Padre almonds planted in 1998 on Nemaguard Rootstock. Spacing is 21' x 18', off set.

**PRODUCTION:** Available upon request.

### WATER:

(1) domestic well. There is no ag well. South San Joaquin Irrigation District

### RESIDENCE:

The immaculate 3,121± sq. ft. custom home has 4 bedrooms and 2 1/2 baths. The home was built in 1997 and masterfully crafted with attention to detail. The kitchen appliances are included in the sale. The flooring consists of tile and carpet. The master suite has a walk-in closet and spacious bathroom with both a tub and 19.84d shower. Air conditioning is provided by a central air system. The home additionally features a 3-car, 1,400± sq. ft. garage. The large covered patio in the back yard is perfect for entertaining. The home is beautifully landscaped with automatic sprinklers.

### PURCHASE PRICE:

\$1,650,000 cash at the close of escrow.

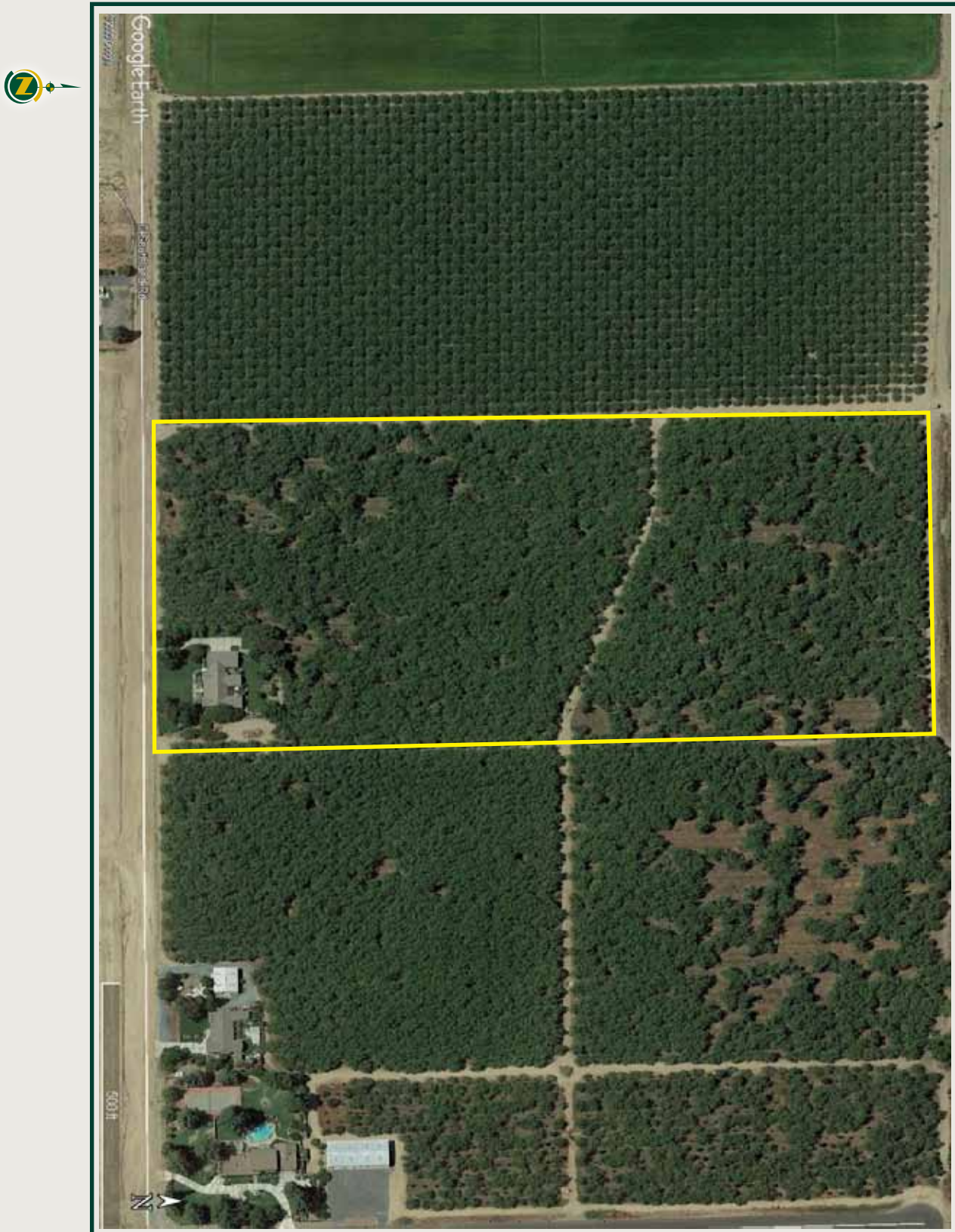


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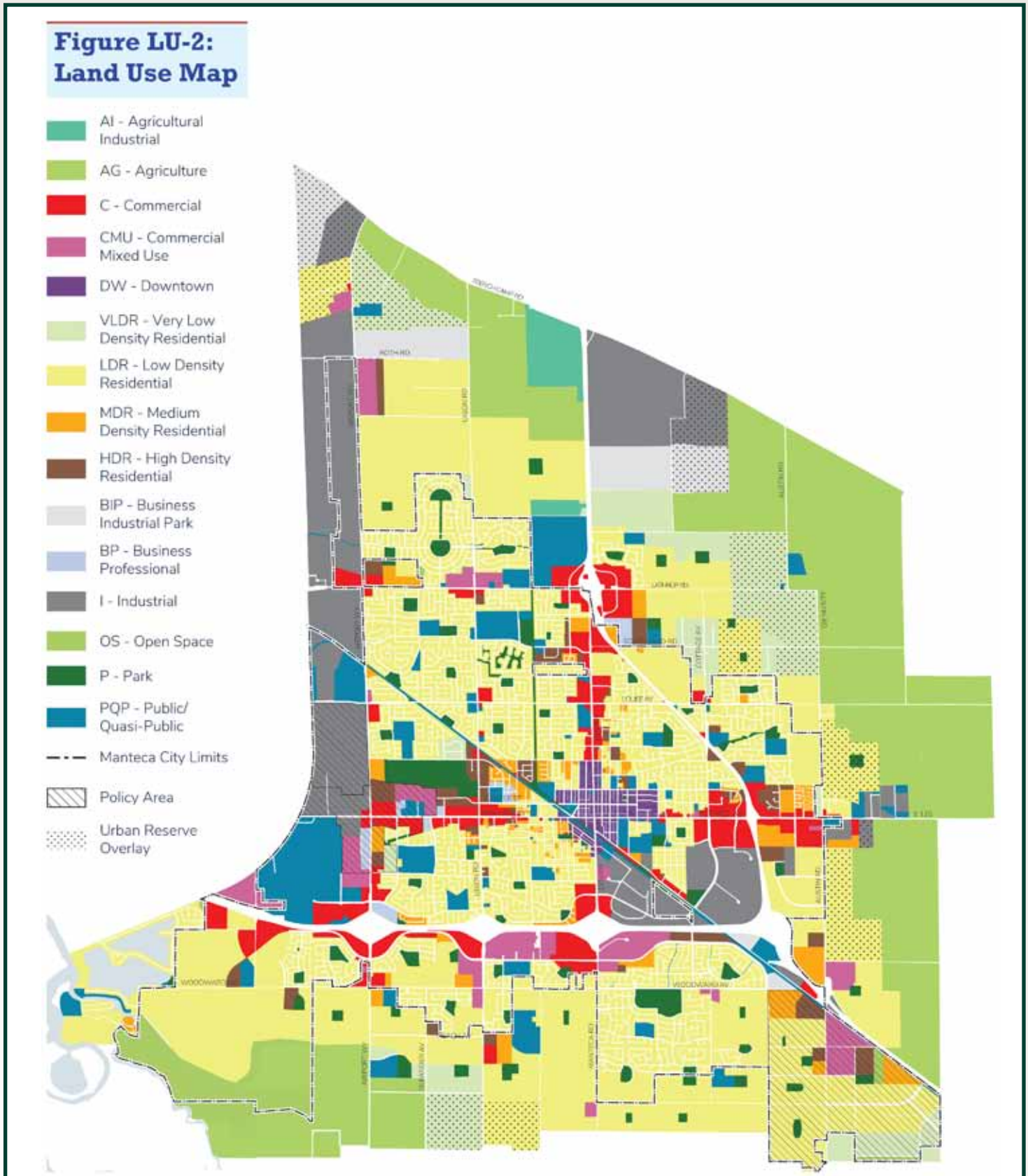


AERIAL





## MANTECA LAND USE MAP





## SOILS MAP

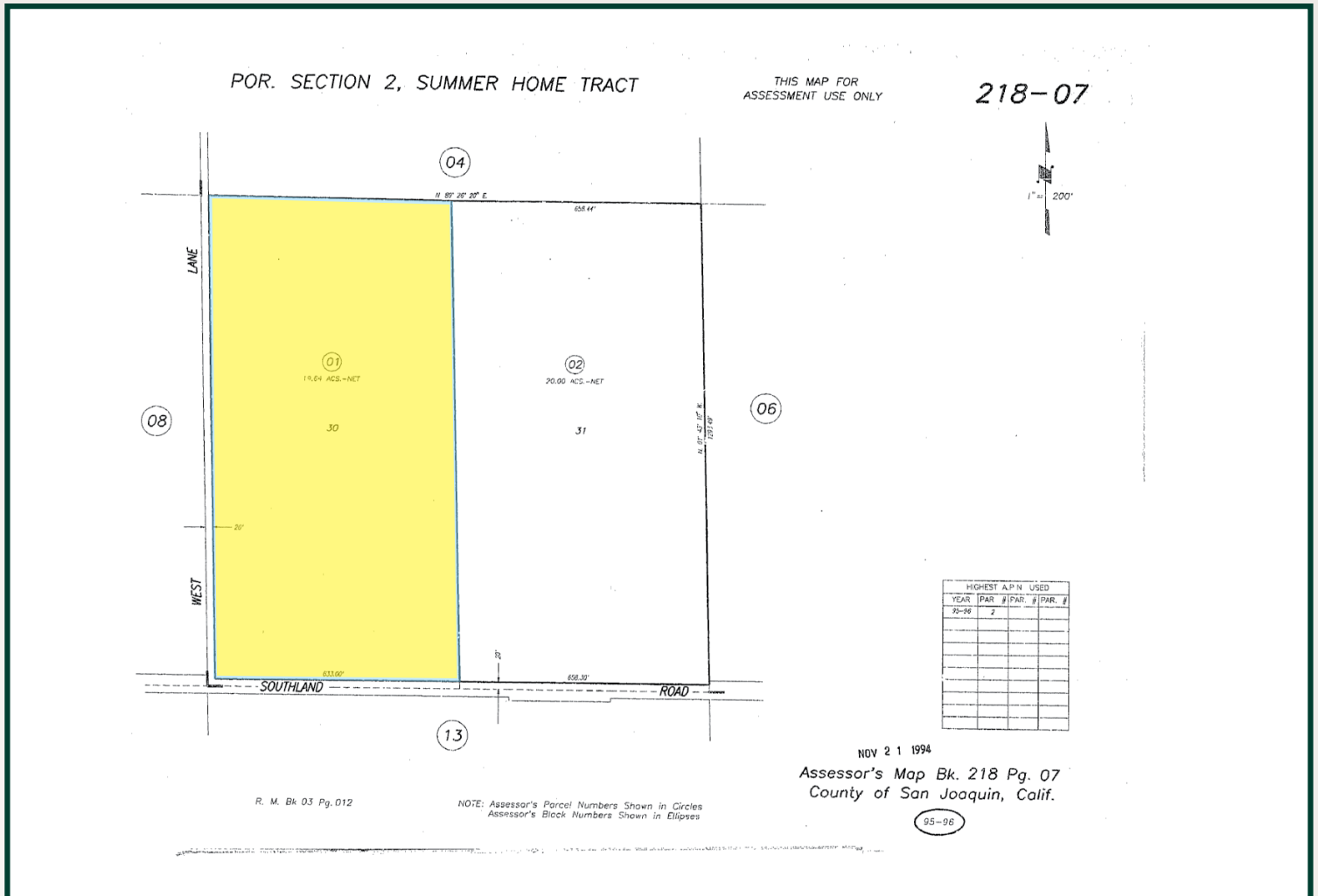


### **SOILS LEGEND**

266 = Veritas loamy  
coarse sand,  
0-2% slopes  
Grade 1

255 = Tinnin loamy  
coarse sand,  
0-2% slopes  
Grade 2

## ASSESSOR'S PARCEL MAP





## PHOTOS





## PHOTOS (CONTINUED)





## PHOTOS (CONTINUED)





## PHOTOS (CONTINUED)





## STATE MAP

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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791



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