

RIVERDALE RANCH

Almonds, Walnuts & Citrus

\$4,350,000

(\$35,010 per acre)



124.25± Assessed Acres
Fresno County, CA

EXCLUSIVELY PRESENTED BY:

Pearson Realty



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DRE #00020875

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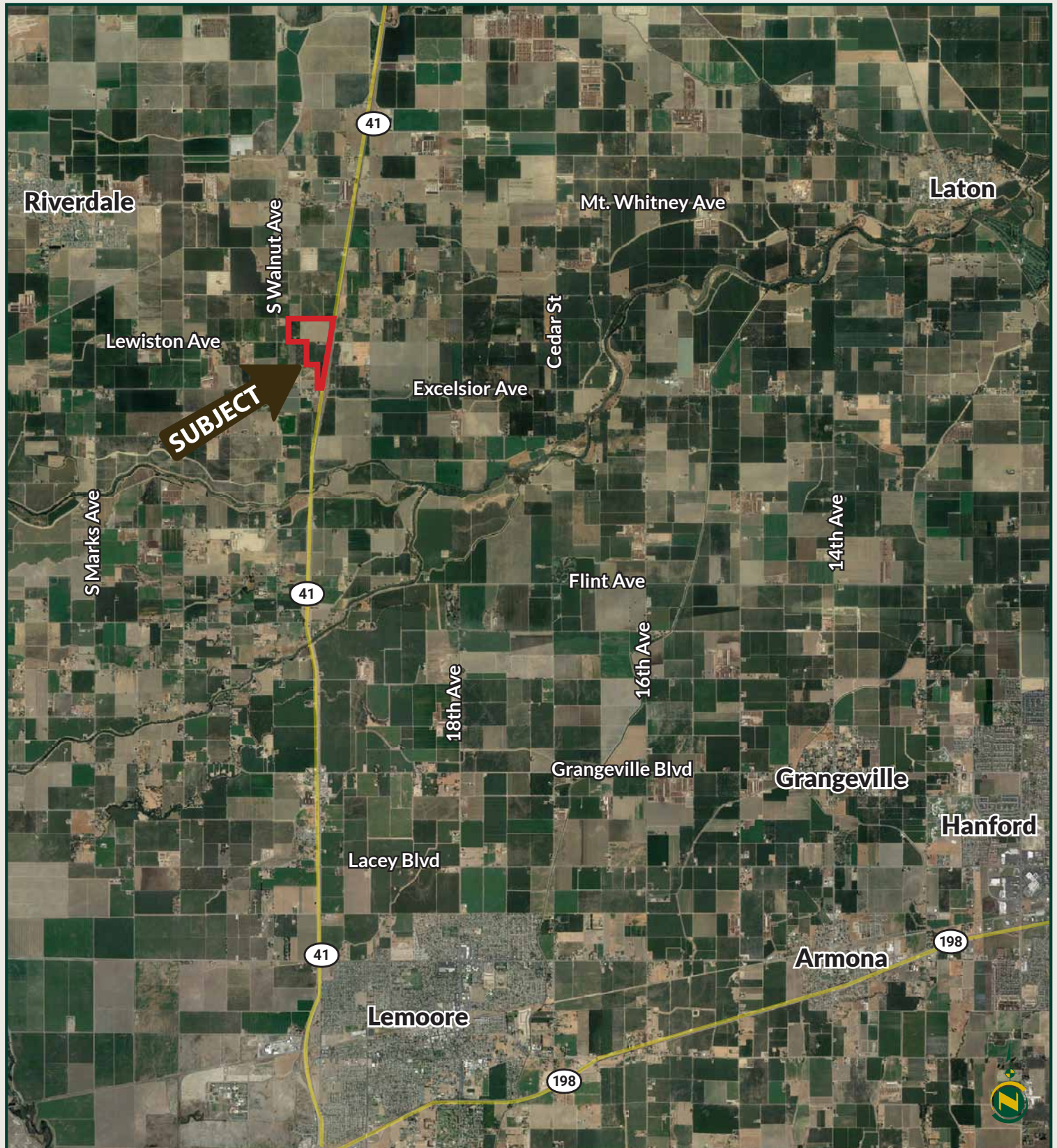
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PROPERTY LOCATION



PROPERTY DETAILS

LOCATION:

The northwest & southwest corners of Lewiston Avenue and Highway 41, 1/8 mile east of Walnut Avenue. Approximately 3± miles southeast of the town of Riverdale.

LEGAL:

A portion of the S ½ of the N ½ of Section 33 and a portion of the S ½ of the S ½ of Section 33, T17S, R20E, M.D.B.&M.
Fresno County APN: 055-101-19s, 21, 22 & 25; 055-180-03s, 04s & 24s.

PLANTINGS:

Block	Approx. Acres	Variety	Crop	Age	Spacing
1	49.0±	Nonpareil/Independence	Almonds	2017	22' x 15'
3	29.8±	Nonpareil/Monterey/Fritz	Almonds	2009	22' x 15'
4	14.3±	Chandler	Walnuts	2009	22' x 28.6'
5	19.0±	Tulare	Walnuts	2013	22' x 28.6'
6	6.6±	Owari Satsumas	Citrus	2009	8' x 12'

WATER:

Laguna Irrigation District

(1) 60 HP irrigation pump & well

(1) 50 HP irrigation pump & well

(1) 10 HP irrigation pump & well

(2) Shallow wells

Water distribution to the trees includes either dual line drip, mini-sprinklers and/or flood irrigation.

PRODUCTION:

Available upon request

BUILDINGS:

- A 2 bedroom, 2 bath home with approximately 1,200 square feet originally constructed in 1915 and beautifully remodeled
- An older 3 bedroom, 1 bath house with a single car garage
- A 2,400± square foot metal shop building
- A metal pole barn for equipment storage
- An abandoned older home

SOILS:

See included soil map

PRICE/TERMS:

\$4,350,000 cash at the close of escrow.

The growing crops are negotiable.



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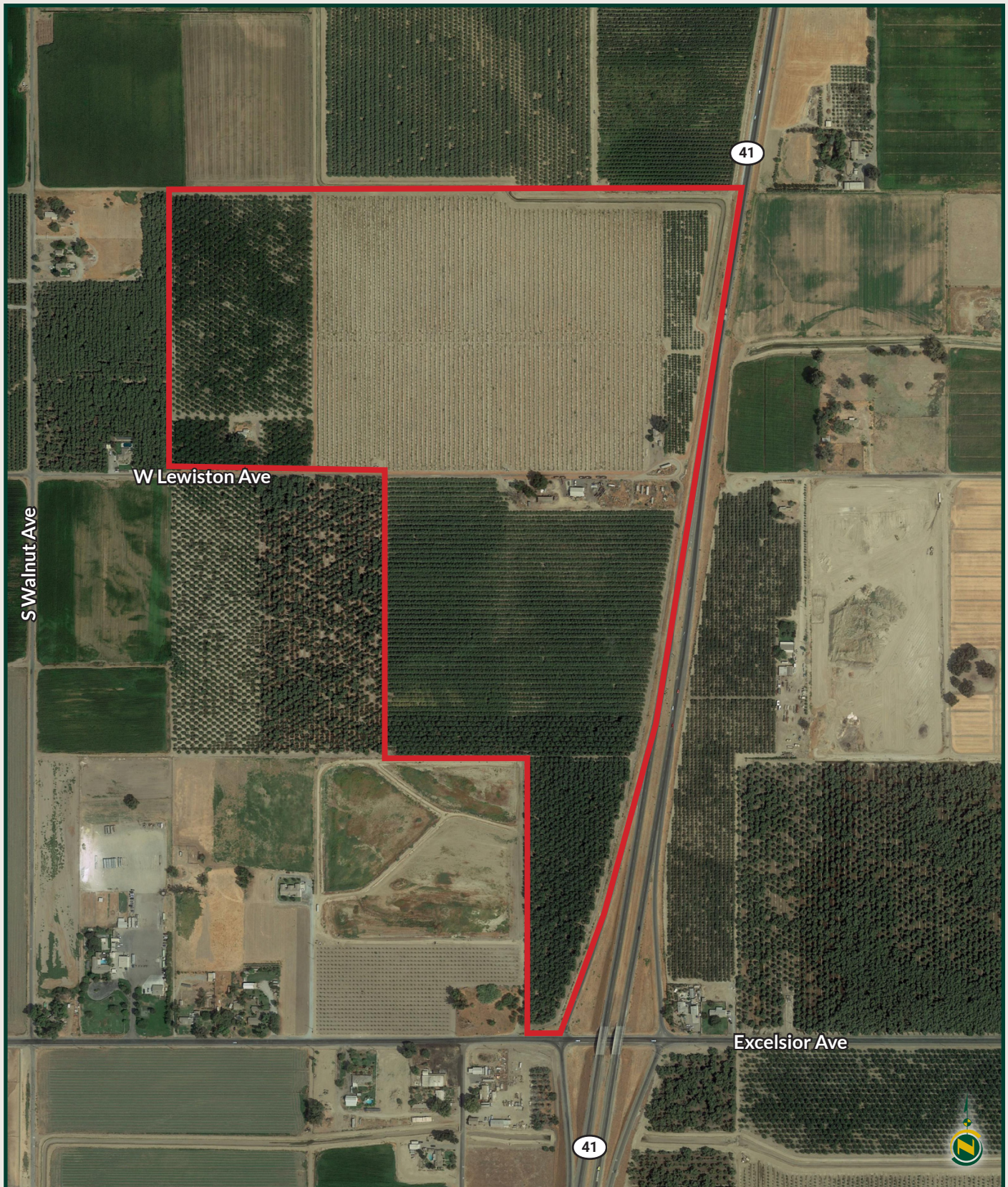
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PROPERTY AERIAL



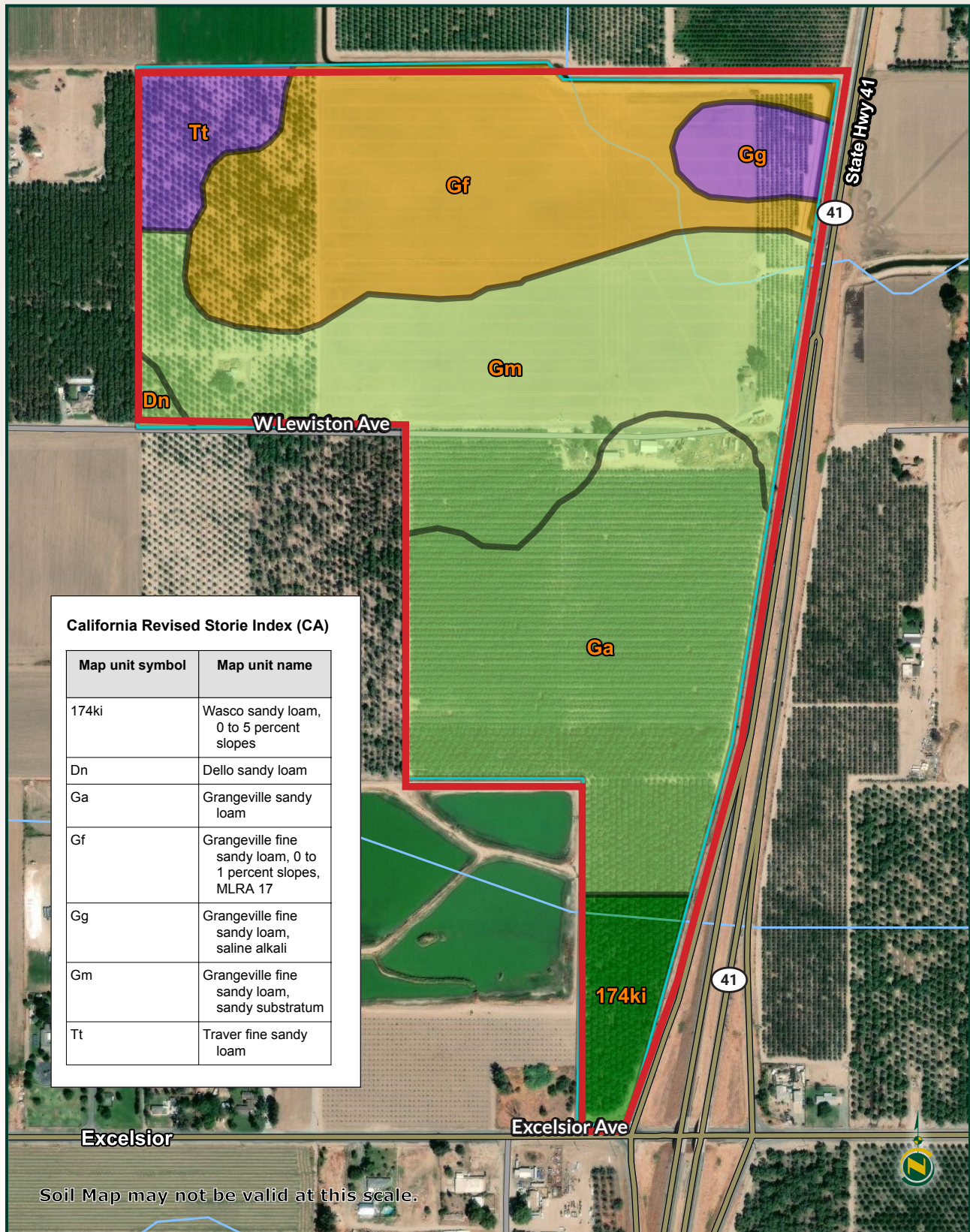
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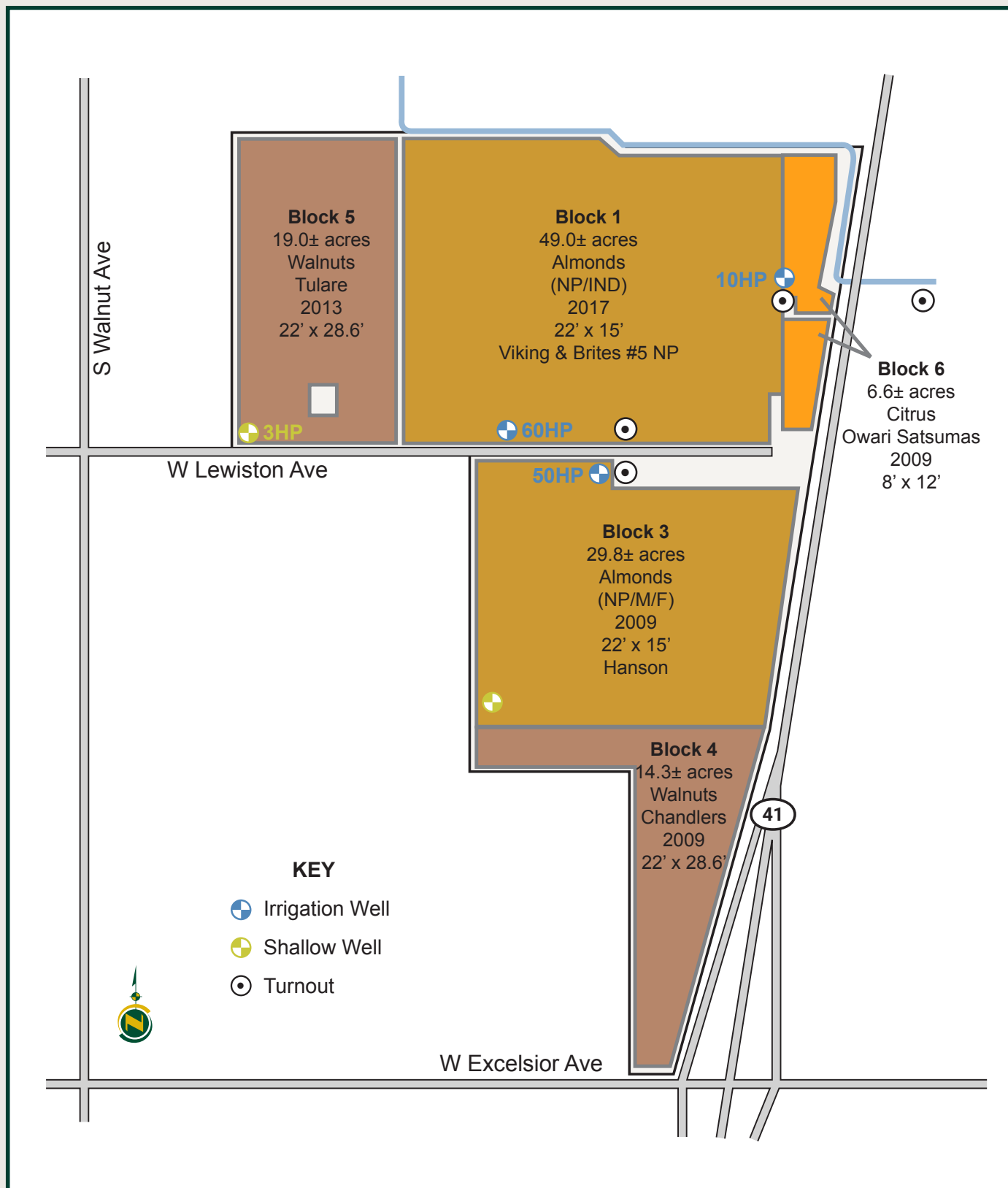
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SOILS MAP



PLANTING & IRRIGATION MAP



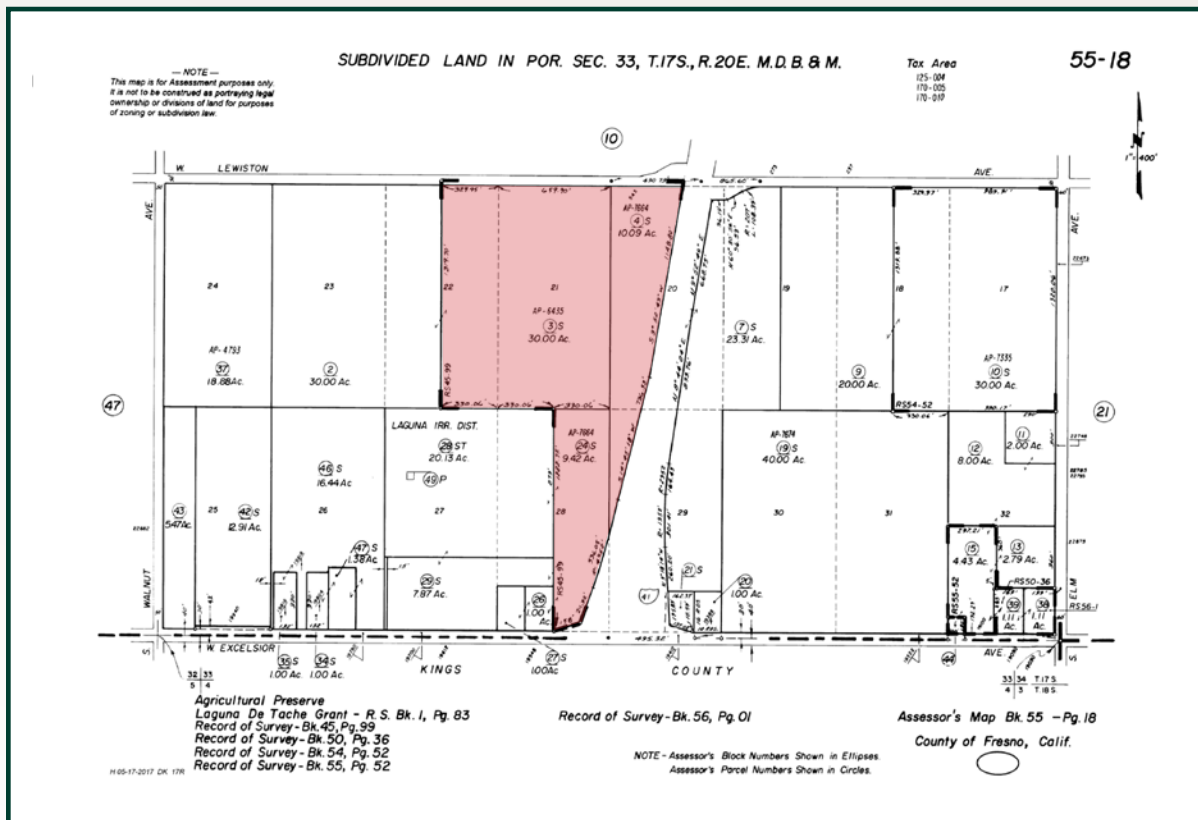
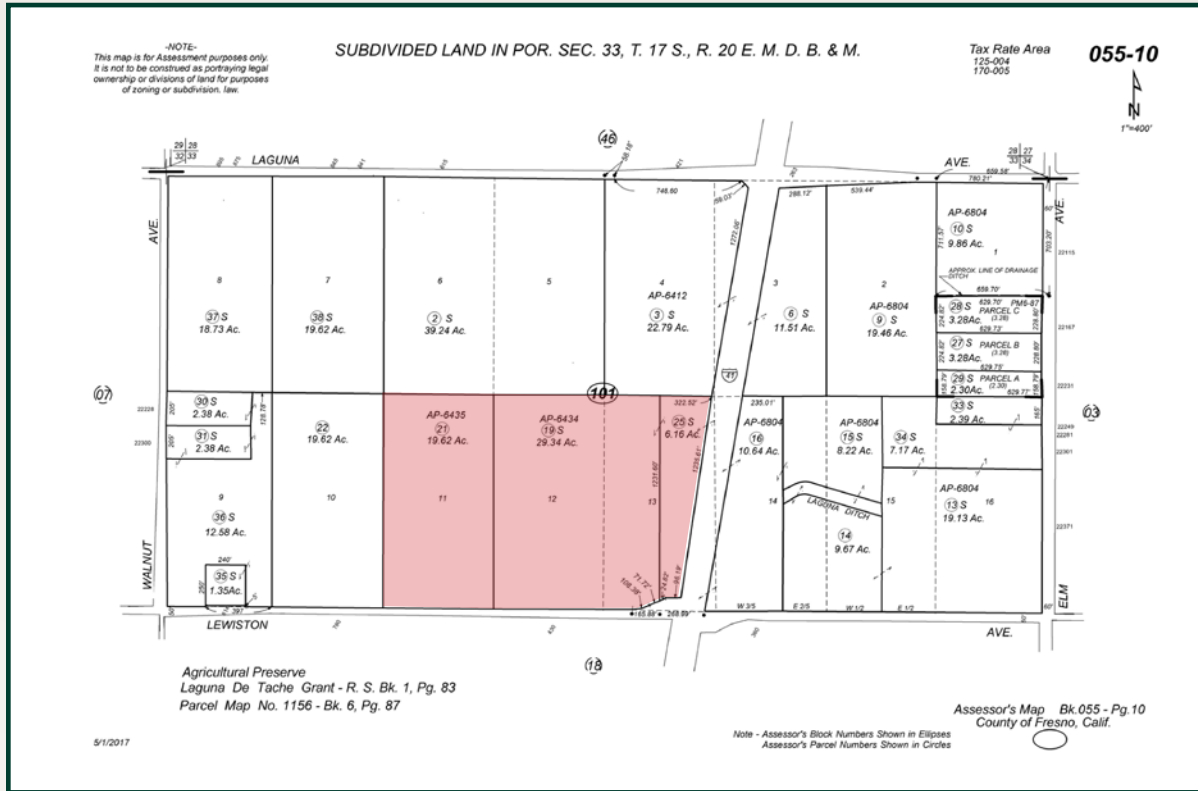
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ASSESSOR'S PARCEL MAPS



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RANCH PHOTOS



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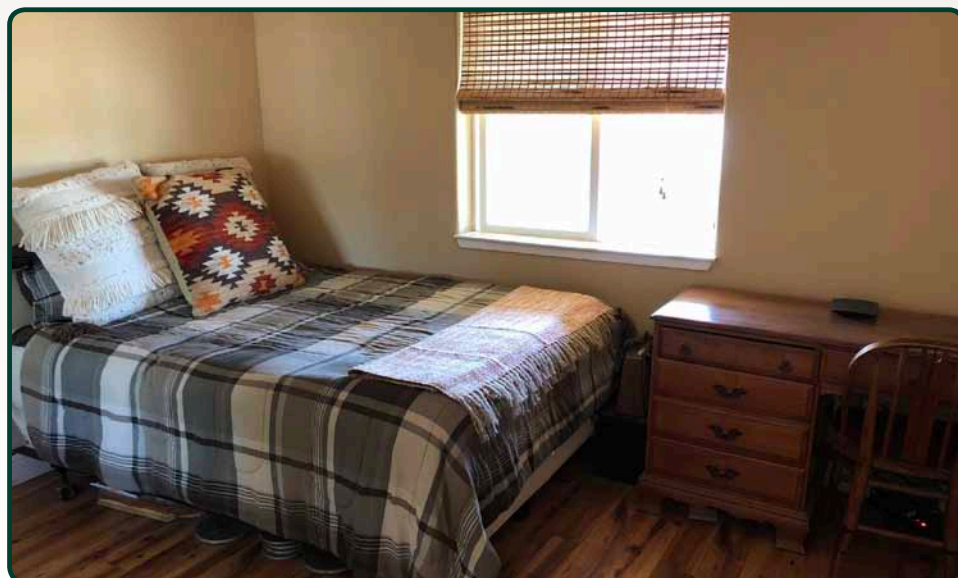
1,200± SF HOME PHOTOS



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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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