

RIVERDALE ALMONDS & VINEYARD

636.40± Acres
Fresno County, California

\$6,364,000
(\$10,000/Acre)

PRICE REDUCED

- Producing Almonds
- Wine Grape Vineyard
- 4 Ag Pumps and Wells



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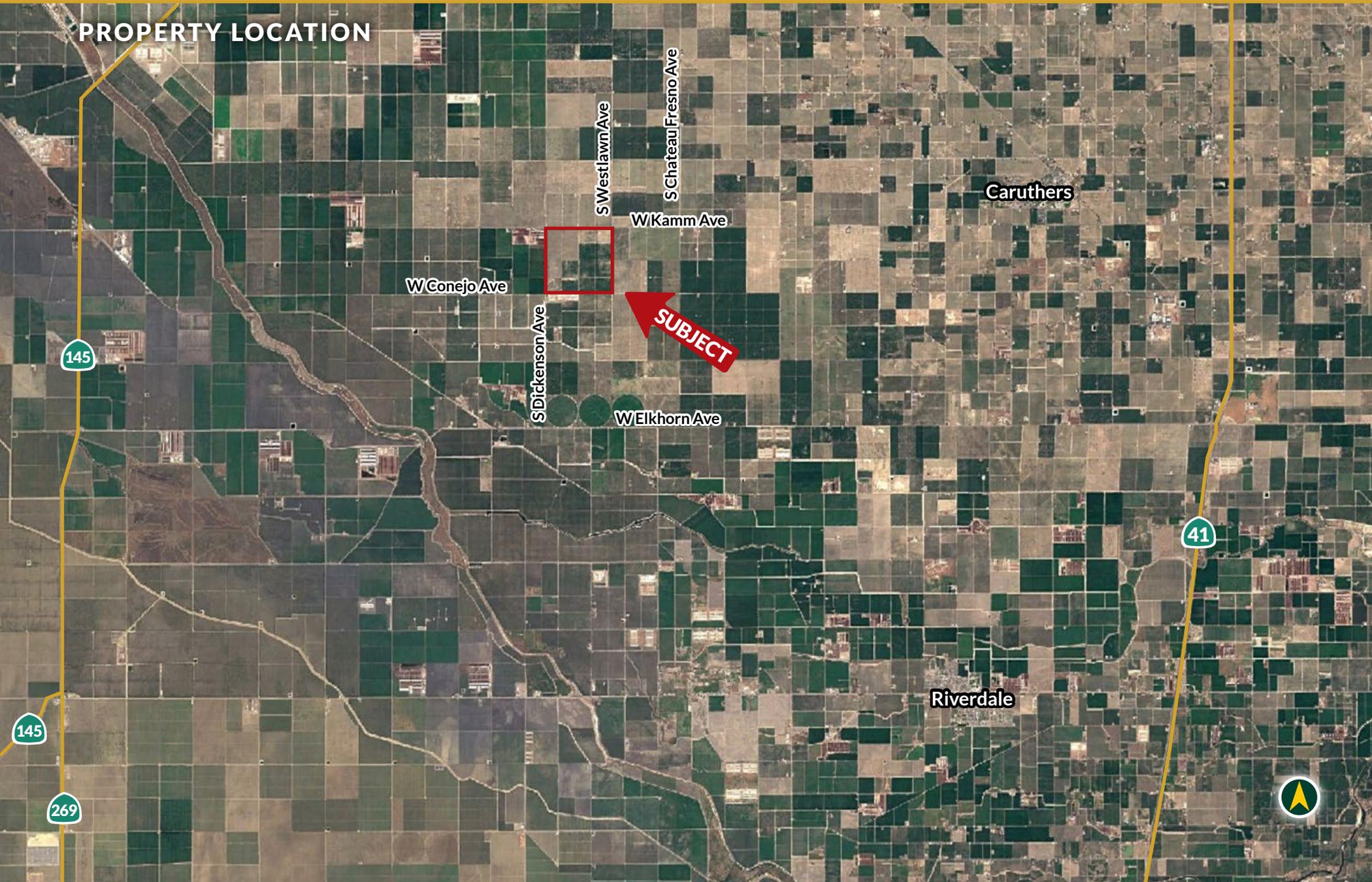


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Planted to a variety of almonds and a vineyard, this 636.40± acre ranch is located within Fresno County. The majority of the almonds have been planted within 10-15 years. There is a total of four (4) ag pumps and wells. It is located within the Raisin City Water District but does not receive surface water. Excellent opportunity to acquire producing almonds and a vineyard located close to the Fresno area.

LOCATION

Southwest corner of Kamm Avenue and Westlawn Avenue approximately 8 miles northwest of Riverdale, CA.
Property address: 9495 W. Kamm Avenue, Riverdale, CA 93656.

LEGAL

Fresno County APN: 041-150-26s. Located in Section 24, T16S, R18E, M.D.B.&M.

ZONING

A-1 (Light Agricultural)

PLANTINGS

Vineyard – 80± Acres Barbera planted in 1993

Butte/Padre	80± Acres planted in 2011
Butte/Padre	40± Acres planted in 2013
Butte/Padre	40± Acres Planted in 2017
Nonpareil / Wood Colony	80± Acres planted in 2014
Nonpareil / Wood Colony	40± Acres planted in 2015
Nonpareil / Monterey	80± Acres planted in 2017

Open - 200 Acres

WATER

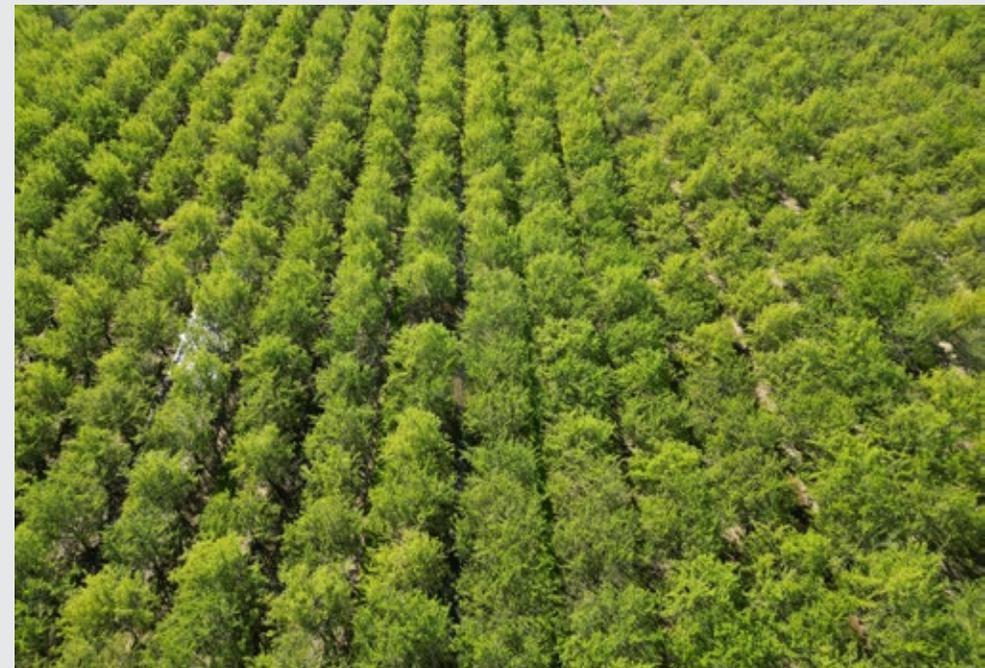
Raisin City Water District (no surface water)
Ag pumps and wells: (1) 150 HP pump and well; (2) 125 HP pump and well; (1) 50 HP pump and well.
320± acres almonds flood irrigated.
120± acres drip irrigation with filter station. (See map on page 4)

SOILS

See soils map included.

PRICE/TERMS

\$6,364,000 (10,000/acre) cash at the close of escrow.

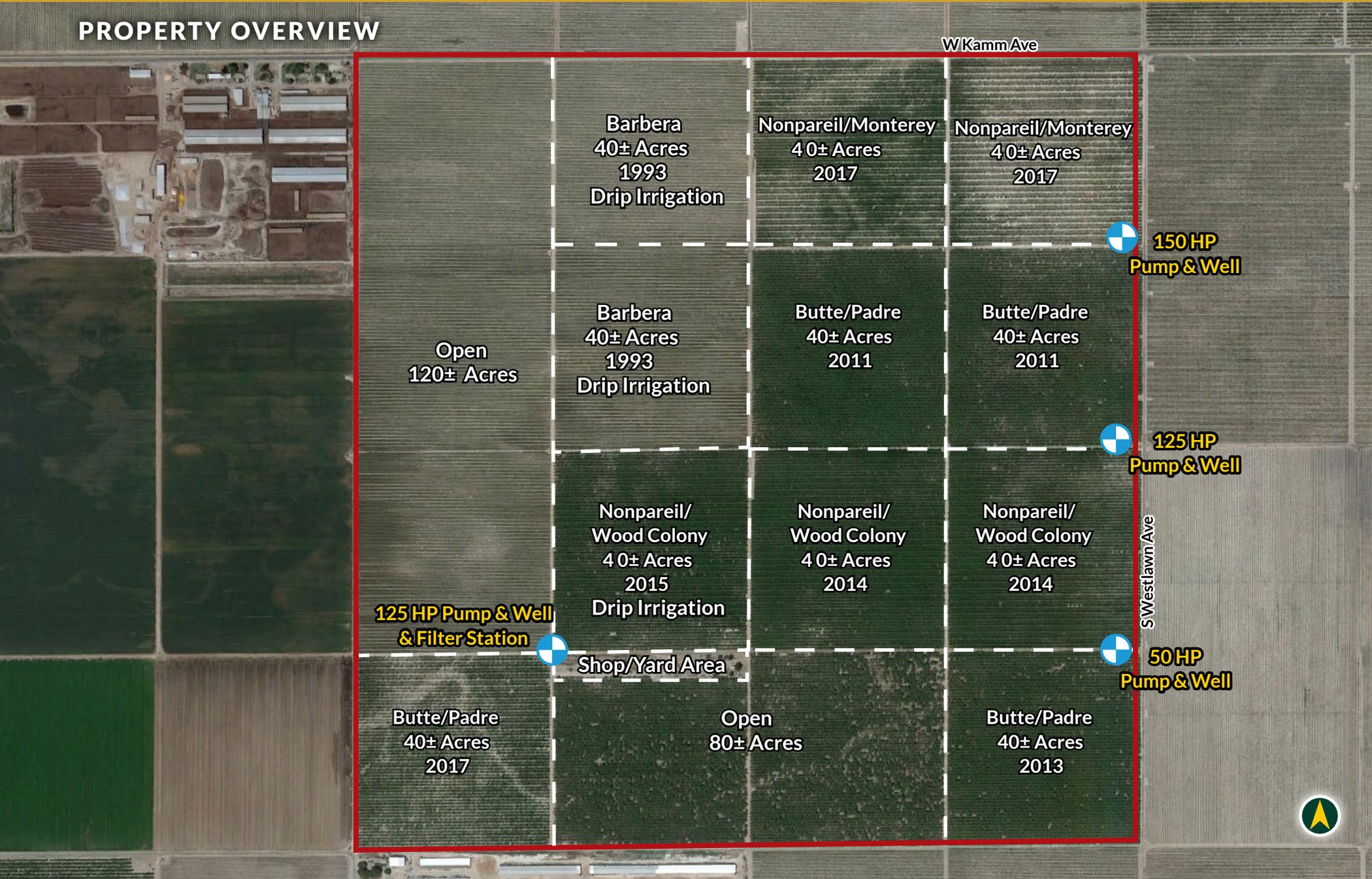


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PROPERTY OVERVIEW



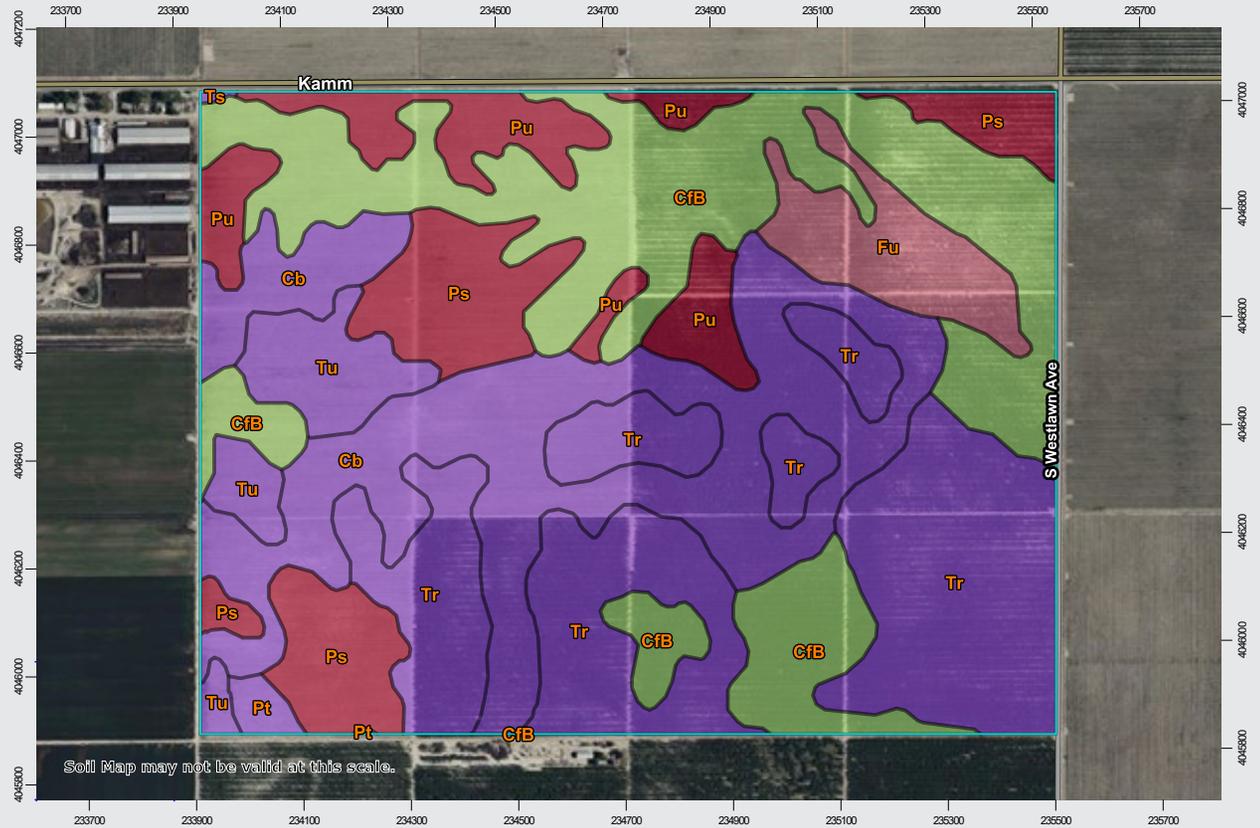
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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Cb	Cajon loamy coarse sand, saline-alkali
CfB	Calhi loamy sand, 3-9% slopes
Fu	Fresno fine sandy loam
Ps	Pond sandy loam, moderately deep
Pt	Pond fine sandy loam
Pu	Pond fine sandy loam, moderately deep
Tr	Traver sandy loam
Ts	Traver sandy loam, moderately deep
Tu	Traver fine sandy loam, moderately deep

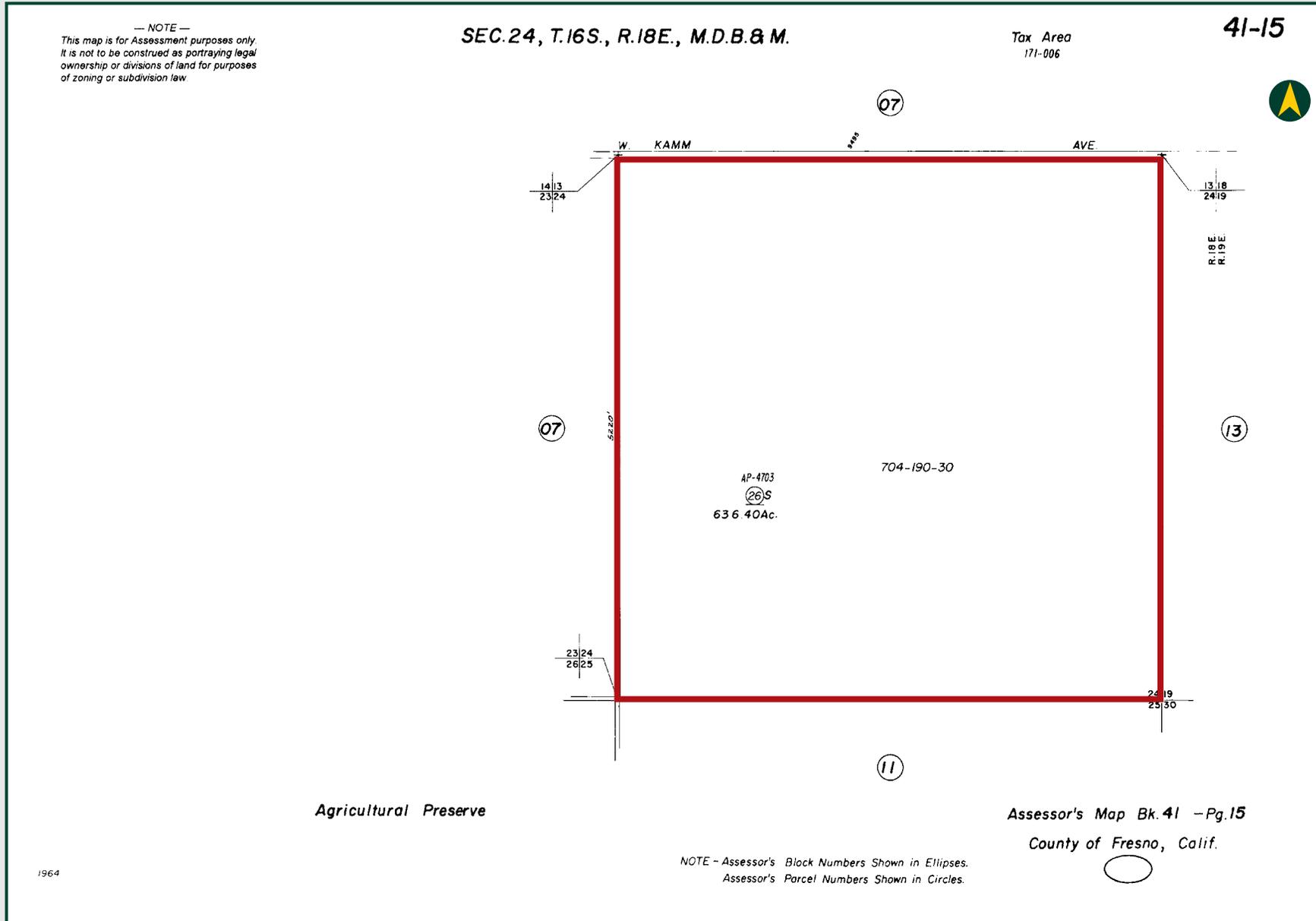


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PARCEL MAP



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PROPERTY PHOTOS



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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 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**