

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Riverdale Wine Grapes, Home, & Shop



52.72± Acres
Fresno County, California

- 47± Acs. Wine Grapes
- Long Term White Zinfandel Grape Contract
- Drip Irrigation

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Riverdale Wine Grapes, Home, & Shop

52.72± Assessed Acres

\$850,000

LOCATION:

The subject property is located on the northwest corner of W. Riverdale and S. Walnut Avenues approximately 1 mile west of Highway 41. Address is 1180 W. Riverdale Avenue, Riverdale, CA 93656.

LEGAL:

Fresno County APN: 055-260-49s. Located in a portion of Section 20, T17S, R20E, M.D.B.&M.

PLANTINGS:

47± acres of Primitivo Zinfandel wine grapes, planted in 2013, 10' x 6' spacing. Long term White Zinfandel contract expiring at the end of 2025.

WATER:

(1) 30 HP pump and well.
(1) domestic pump and well.
Drip irrigation with sulfuric acid tank and injection pump.

SOILS:

See soil map.

BUILDINGS:

1,237± sq. ft., 3 bedroom, 2 bath home.
2,800± sq. ft. shop building with 600± sq. ft. covered bay.

PRICE/TERMS:

\$850,000 cash to Seller at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2018 crop.

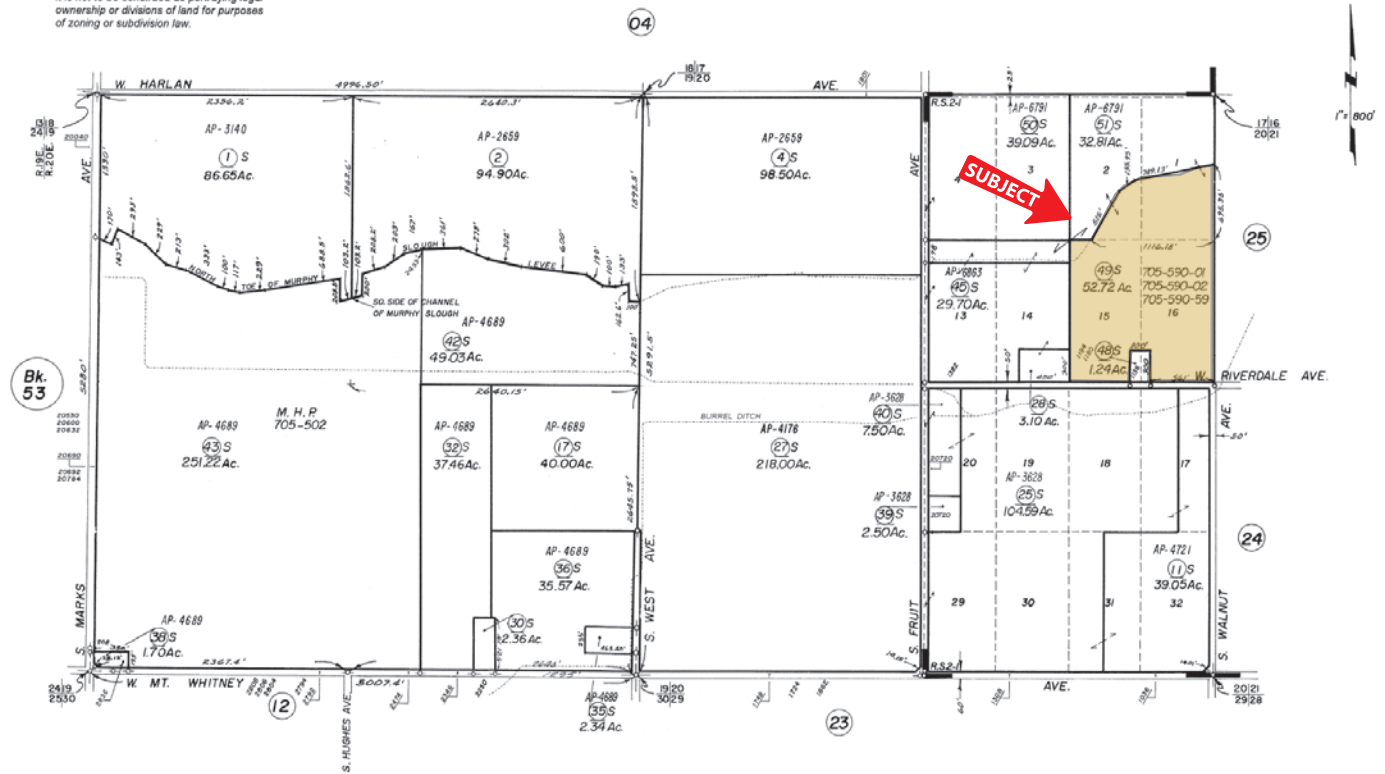
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND & POR. SEC'S. 19 & 20, T. 17S., R. 20E., M.D.B. & M.

Tax Area
170-010

55-26

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Laguna DeTache Grant - R.S. Bk. 2, Pg. 1

Assessor's Map Bk. 55 - Pg. 26
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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SOILS MAP

SOILS LEGEND

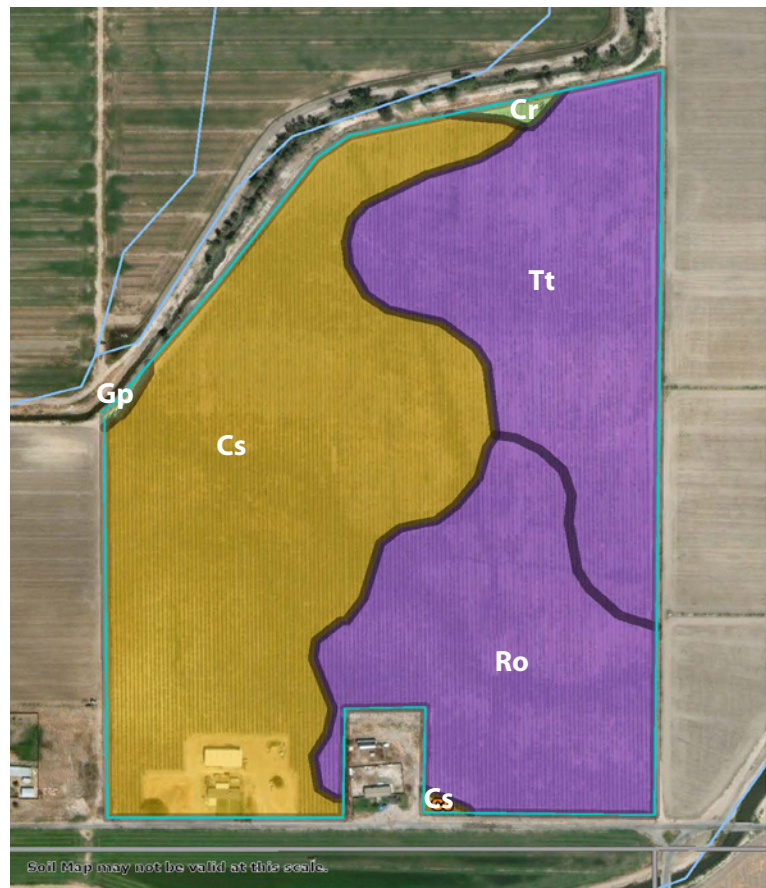
**Cs = Chino loam, saline-alkali
Grade 4**

**Tt = Traver fine sandy loam
Grade 3**

**Ro - Rossi fine sandy loam
Grade 3**

**Cr = Chino loam
Grade 2**

**Gp = Grangeville soils, channeled
Grade 2**



Soil Map may not be valid at this scale.

