

FOR SALE



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AGRICULTURAL PROPERTIES
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Riverdale 40



40.00± Acres
Fresno County, California

- 1st Leaf Independence Almonds
- Laguna Irrigation District
- One Ag Pump & Well

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CA DRE #00020875



Riverdale 40

40.00± Acres

\$1,360,000

LOCATION:

Address: 1667 W. Mount Whitney Avenue, Riverdale, CA 93656. Property is located 1.5± miles from the town of Riverdale on the south side of W. Mt. Whitney Avenue approximately 1/4 mile east of S. West Avenue.

DESCRIPTION:

First leaf Independence almonds with 22' x 14' spacing.

LEGAL:

Fresno County APN: 055-230-25s, located in a portion of Section 29, T17S, R20E, M.D.B.&M. Property is in the Williamson Act.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

WATER:

Laguna Irrigation District with a new 40 HP pump and well.

SOILS:

Grangeville sandy loam
Grangeville fine sandy loam
Chino fine sandy loam
Traver fine sandy loam

**BUILDINGS/
IMPROVEMENTS:**

One residence built in 1958, 2 bedrooms, 1 3/4 baths, 1,488± sq. ft.

PRICE/TERMS:

\$1,360,000 cash at the close of escrow.

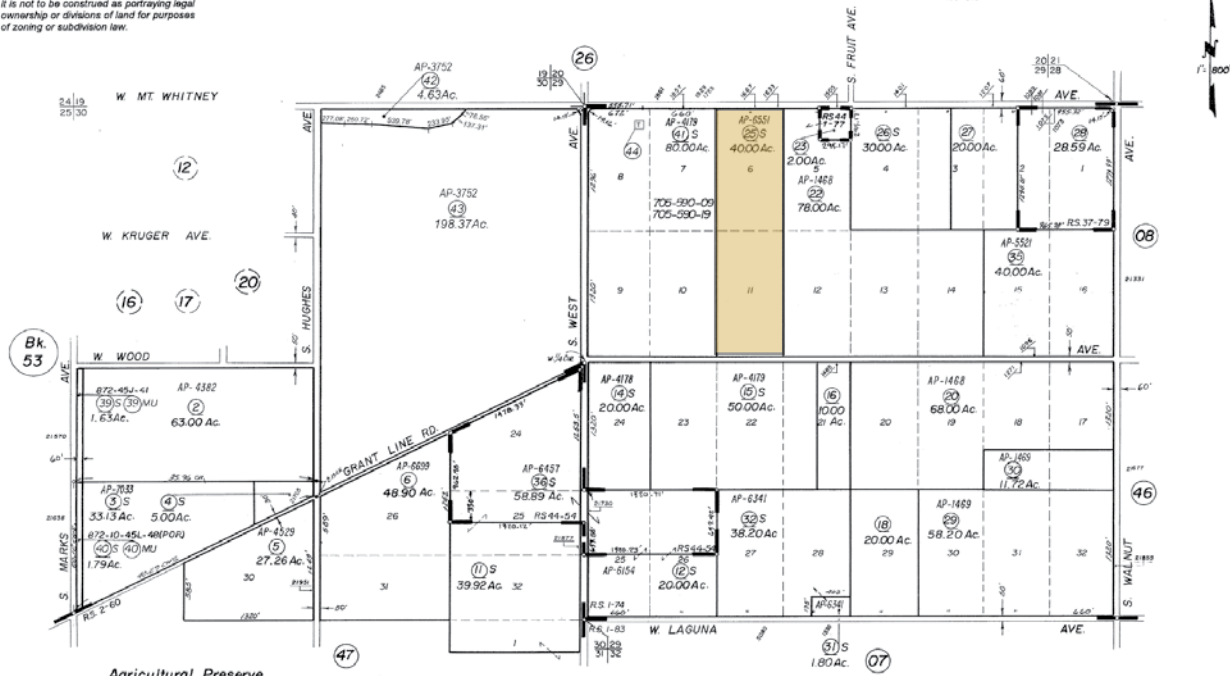
ASSESSOR'S PARCEL MAP

— 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.

SUBDIVIDED LAND & POR SEC. 29 & 30, T. 17S., R. 20E. M.D.B.&M.

Tax Area
170-005
170-010

55 - 23



Agricultural Preserve
Laguna De Tache Grant - R.S. Bk. 2, Pg. 60
Laguna De Tache Grant - R.S. Bk. 1, Pg. 74
Record of Survey - Bk. 37, Pg. 79
Record of Survey - Bk. 44, Pg. 54

Record of Survey - Bk. 44, Pg. 77

Assessor's Map Bk. 55 - Pg. 23
County of Fresno, Calif.

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

H 00-03-2015 DK

SOILS MAP

SOILS LEGEND

**Ga = Grangeville sandy loam
Grade 2**

**Gf = Grangeville fine sandy loam
0-1% slopes
Grade 4**

**Co = Chino fine sandy loam
saline-alkali
Grade 4**

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



LOCATION MAP



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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