

FOR SALE



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Riverdale Avenue Ranch



40.00± Acres
Fresno County, California

- Laguna Irrigation District
- One residence + tenant rental
- (1) ag pump & well & (1) domestic well

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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Riverdale Avenue Ranch

40.00± Acres

\$1,400,000

LOCATION:	The property address is 586 W. Riverdale Ave. Riverdale CA 93656.
DESCRIPTION:	The property consists of a single family residence, a tenant rental, a corral for small livestock and open land currently rented to a tenant for planting, cultivating and harvesting of vegetables.
LEGAL:	Fresno County APN 055-250-11S. 40.00± acres in the N1/2 of Section 21, T17 S, R20 E., MDB&M.
WATER:	<p>The property is in the Laguna Irrigation District and receives surface water from the district. The property is flood irrigated east to west. In addition to the water district, there is a 50 HP submersible pump on the 380± foot well which services the ranch.</p> <p>There is a domestic well with a 2 HP pump and pressure system which services the residence and tenant rental.</p>
SOILS:	<p>Dello loamy sand Dello sandy loam Grangeville fine sandy loam, sandy substratum. Traver fine sandy loam.</p>
BUILDINGS/ IMPROVEMENTS:	<p>Residence, 1728± sq. ft., 3 bedroom 2 baths. Tenant Rental 800± sq. ft., 2 bedroom 1 bath.</p>
PRICE/TERMS:	<p>\$1,400,000 Cash and or terms agreeable to the Seller. There is a tenant renting the field portion of the property until December 31, 2021.</p>

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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