



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Riverdale I.D. Pistachios



114.93± Acres
Fresno County, California

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Riverdale I.D. Pistachios

114.93± Assessed Acres

\$4,022,550

LOCATION:

Property is located on the northwest corner of Mt. Whitney and S. Blythe Avenues approximately 1/2 mile west of Riverdale, CA.

DESCRIPTION:

114.93± assessed acres with well maintained 6th leaf pistachio orchard.

LEGAL:

Fresno County APN: 053-440-39s. Located in a portion of Section 23, T17S, R19E, M.D.B.&M.

ZONING:

Zoning is AE-20. Subject property is not enrolled in the Williamson Act Land Preserve.

PLANTINGS:

<u>Type</u>	<u>Variety</u>	<u>Spacing</u>	<u>Planting Date</u>
Pistachio	Lost Hills	18' x 18'	2013

WATER:

Irrigation water is provided by (1) 150 HP pump and well. Water is distributed to trees via single drip line. Property is located within the Riverdale Irrigation District and receives water when available.

SOILS:

Chino sandy loam and Chino loam, both Class II soils.

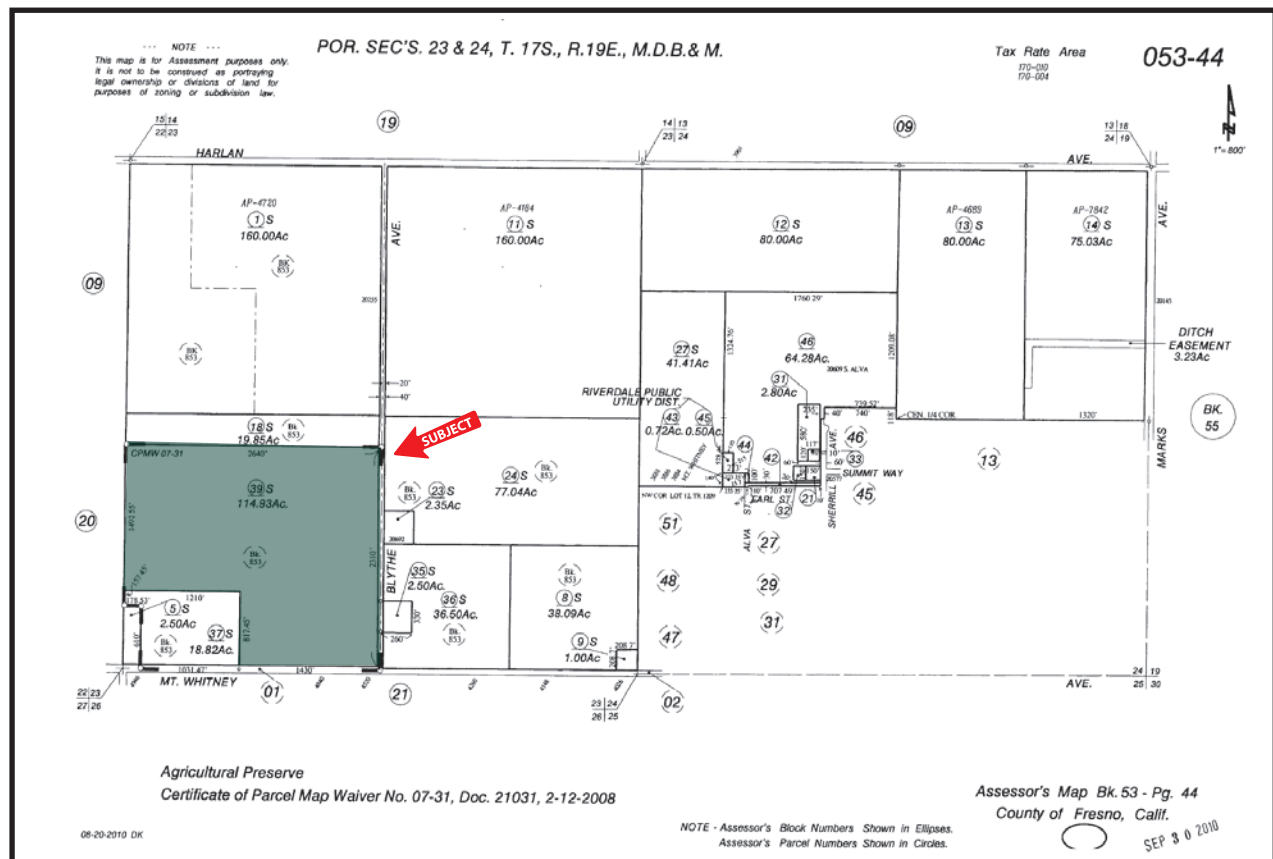
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$4,022,550 cash to Seller at close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2018 pistachio crop.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS LEGEND

**Cr = Chino Loam
Grade 2**

**CI = Chino sandy loam
Grade 2**



LOCATION MAP



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

Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



PEARSON
REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

