

RIVERDALE HOME & ALMONDS

19.62± Assessed Acres

Fresno County, CA



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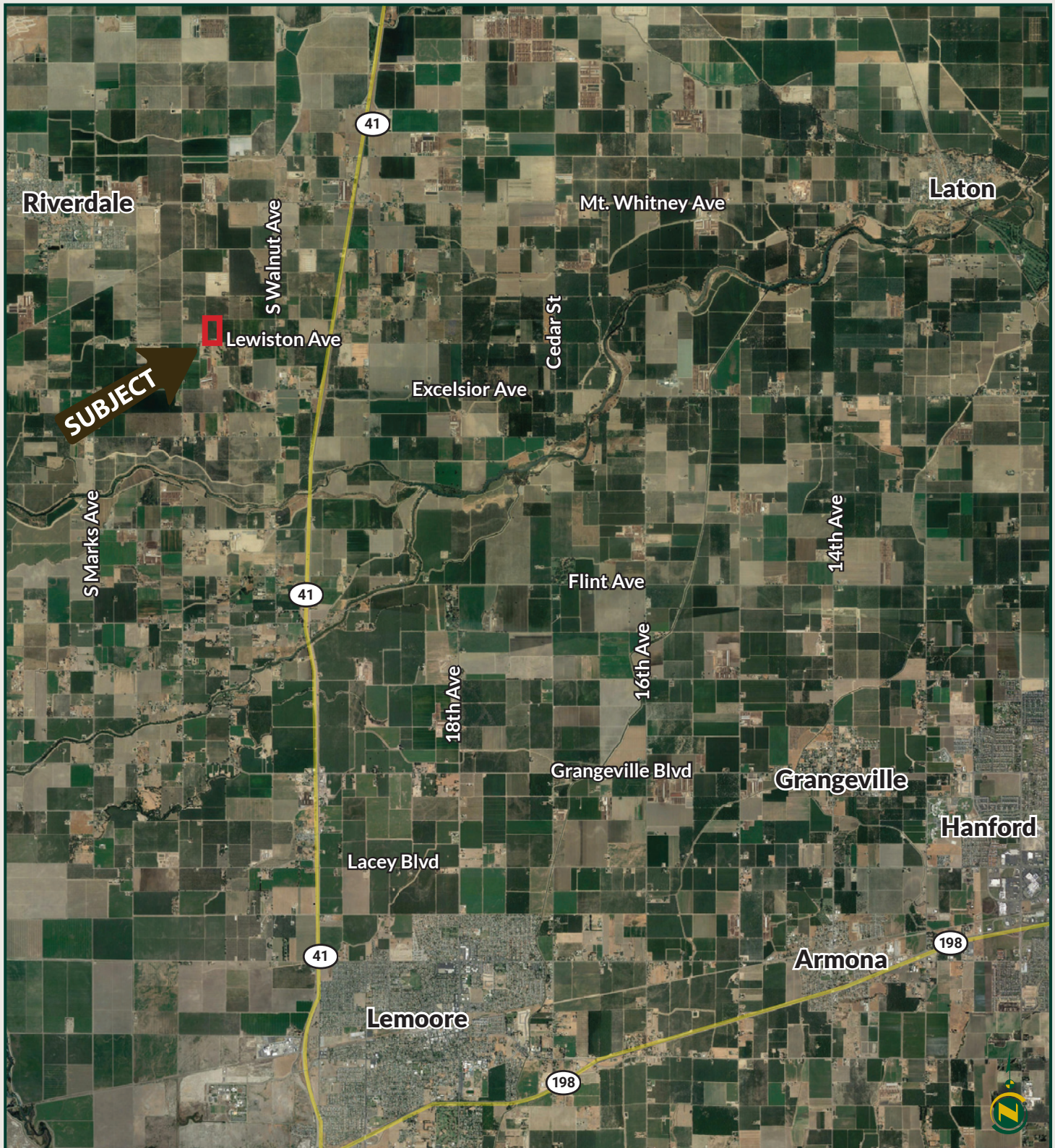
DRE #00020875

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PROPERTY LOCATION



PROPERTY DETAILS

LOCATION:

The north side of Lewiston Avenue, ¼ mile east of West Avenue, approximately 1 ½ miles southeast of the City of Riverdale.
Address: 1660 W. Lewiston Avenue, Riverdale, CA 93656.

LEGAL:

19.62± assessed acres located in the W 1/2 of the SE 1/4 of the NW 1/4 of Section 32, T17S, R20E, M.D.B.&M. Fresno County APN: 055-071-13s.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
The property is subject to a Williamson Act contract.

PLANTINGS:

18.0± acres of almonds planted in 2013. The variety mix is 50% Nonpareil and 50% Monterey on Hanson Rootstock with 22' x 15' spacing. The trees were purchased from Duarte Nursery.

PRODUCTION:

WATER:

Laguna Irrigation District
(1) 20 HP submersible irrigation pump and well
(1) 3 HP submersible domestic pump and well
Flood & mini-sprinkler irrigation

RESIDENCE:

The immaculate 2,800± sq. ft. home has 4 bedrooms, 3 full baths and one ½ bath with one of the bedrooms currently used as an office. The home was built in 2002 and masterfully crafted with attention to detail. Beautiful granite countertops are featured throughout the kitchen and dining area. The kitchen appliances are included in the sale, which includes a sub-zero side by side refrigerator/freezer plus a Thermador stove, oven and microwave. The flooring consists of Pebble Tec and carpet. The master suite has a walk-in closet and spacious bathroom with both a Jacuzzi tub and shower. Air conditioning is provided by 2 forced air units to ensure comfort and efficiency. Heating is supplemented by a wood burning stove situated in the living room. The home additionally features a 50 year concrete tile roof and finished 3-car garage. The large covered patio in the back yard is perfect for entertaining. A heated swimming pool includes a pool cover to help maintain the water temperature for year round enjoyment. The pool area has a rainfall shower and was also plumbed for a kitchen. Kids will have fun in the treehouse and play area with a swing set and slide. The home is beautifully landscaped with automatic sprinklers and a fountain in the front yard. Horse enthusiasts will appreciate the metal pole barn and corrals, which was designed for up to 8 horses.

PURCHASE PRICE:

\$1,100,000 cash at the close of escrow.



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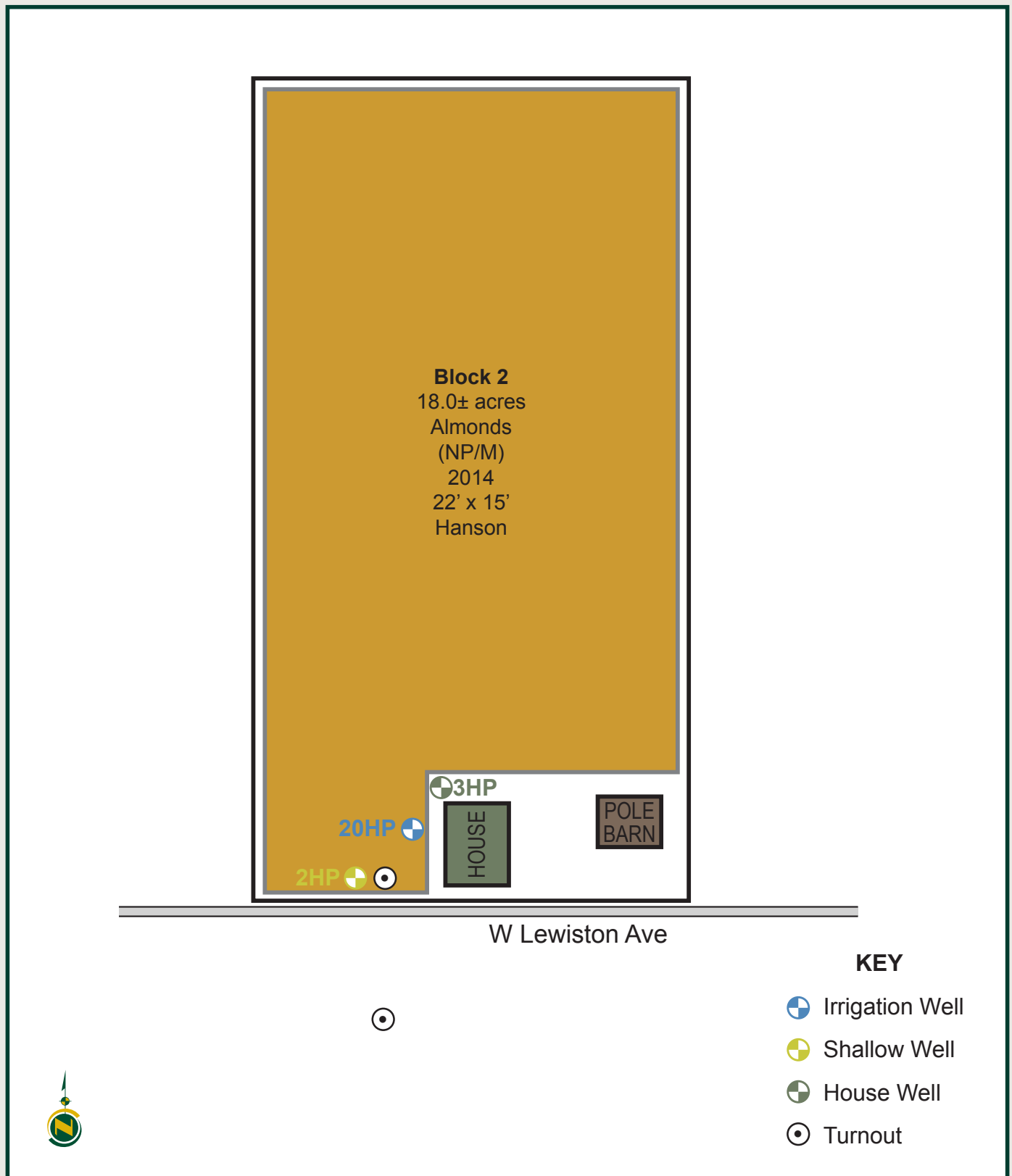
AERIAL



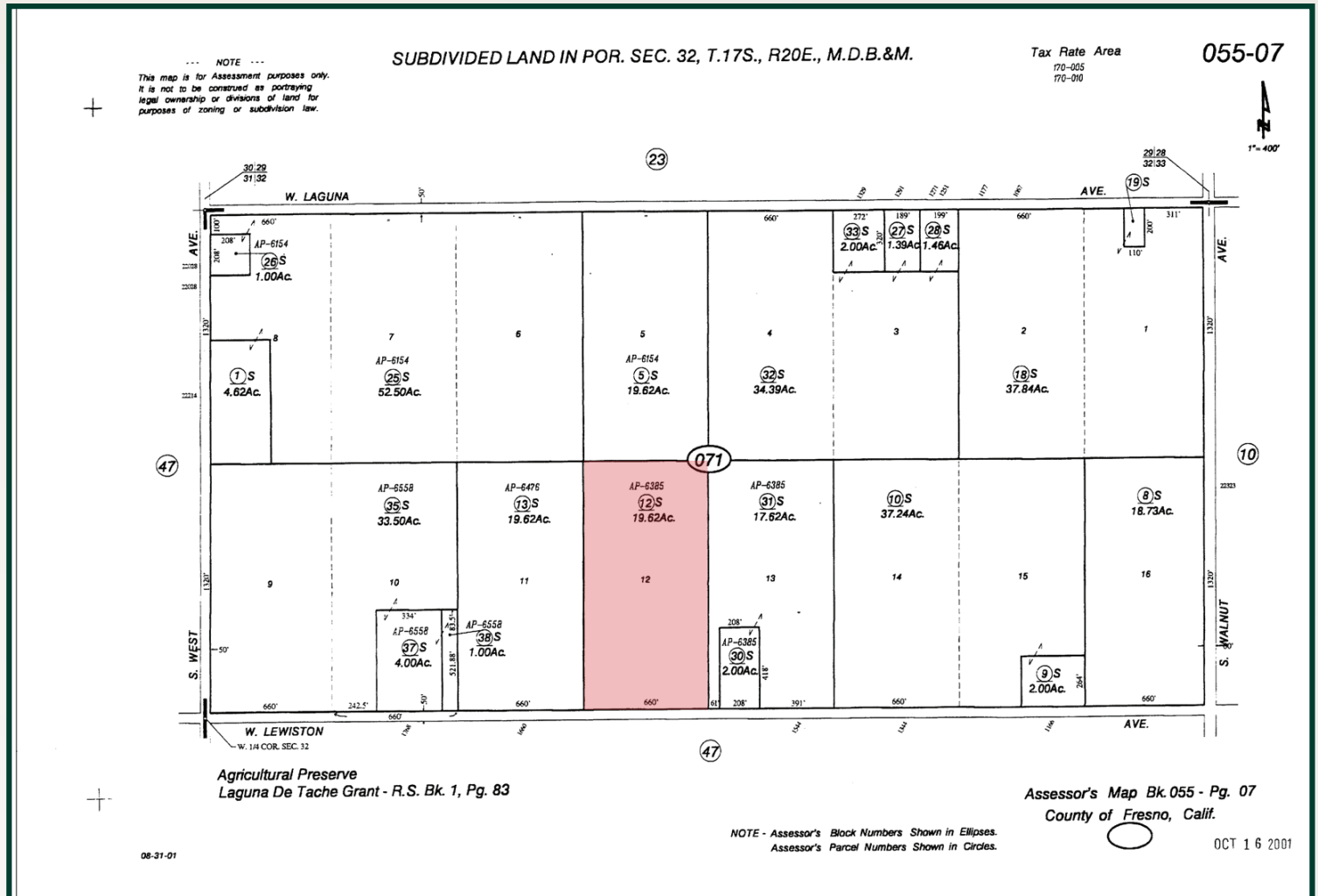
SOILS MAP



PLANTING & IRRIGATION MAP



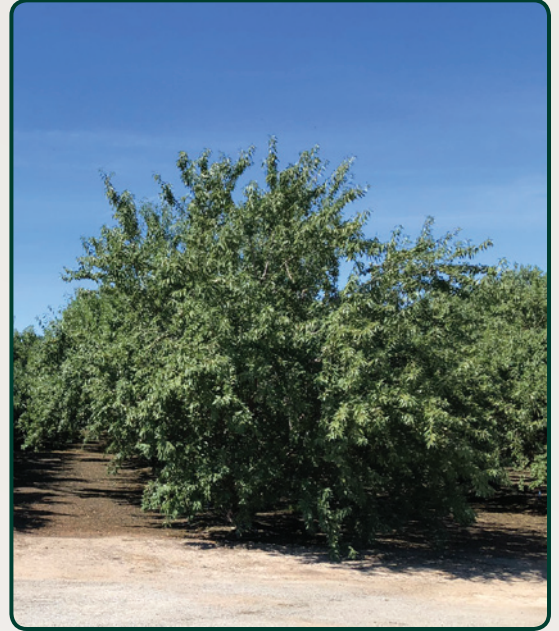
ASSESSOR'S PARCEL MAP



PHOTOS



PHOTOS (CONTINUED)



PHOTOS (CONTINUED)



PHOTOS (CONTINUED)



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STATE MAP

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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



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