

HARLAN FARM

Fresno County, California

\$6,700,000 (\$29,970/Acre)



223.56± Acres

- Fresno County's first "Centennial Farm"
- (2) Sources of Water
- Additional Permanent Planting Potential
- Close proximity to Highway 41

EXCLUSIVELY PRESENTED BY:
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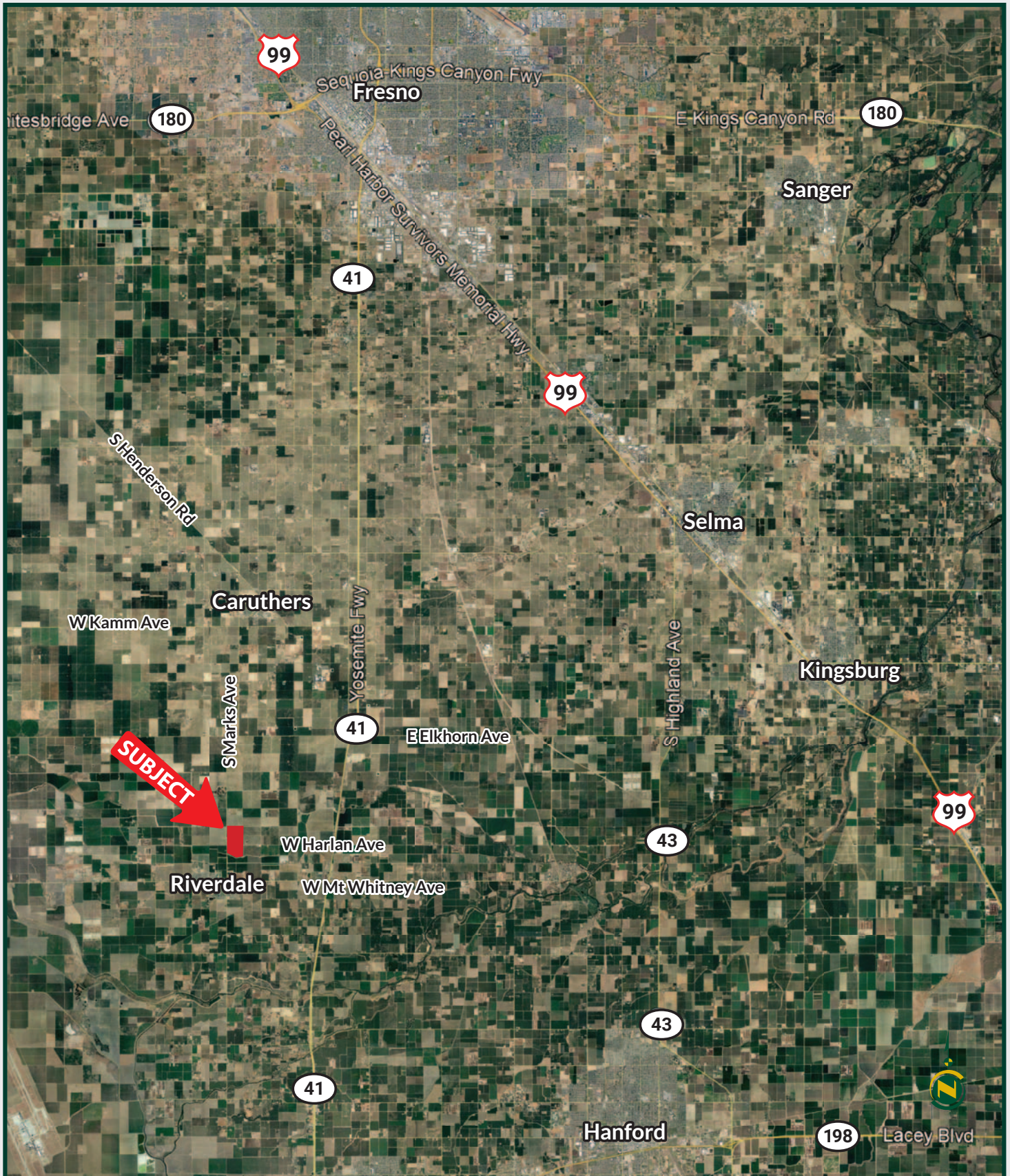
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DRE #00020875

PROPERTY LOCATION



PROPERTY INFORMATION

PROPERTY DESCRIPTION

Harlan Farm has been family owned since 1871, and it is the first farm to be designated a "Centennial Farm" in Fresno County. Approximately 207 acres are currently farmed with the balance of the property including 2 homes, barn, shop, saddle shop, outdoor kitchen, and a catering prep building.

The Headquarters Residence consists of a 1,430± SF 3/2 home served by its own domestic well and septic.

The rental home is a 1,931 SF 3/3 that was recently remodeled in 2017 and features a nicely landscaped yard with a water efficient artificial lawn, and it is served by its own domestic well and septic.

LOCATION

The property is located on the northeast and southeast corners of Harlan and Marks Avenue, Riverdale, CA 93656 approximately 1.5 miles north of Riverdale. The Murphy Slough borders the southern portion of the property.

LEGAL DESCRIPTION

Fresno County Assessor's Parcels:

055-260-01s - 86.65± Acres

055-042-01s - 29.29± Acres

055-042-02s - 107.62± Acres

ZONING

AE 20 (Agriculture Exclusive Twenty-Acre)

BUILDINGS/IMPROVEMENTS

- Barn, shop, saddle shop, outdoor kitchen, and a catering prep building.
- Headquarters residence 1,430± SF 3 bed/2 bath
- Rental home 1,931± SF 3 bed/3 bath

SOILS

Please refer to included soils map.

PRICE/TERMS

\$6,700,000 all cash or terms acceptable to Seller. Buyer to reimburse seller for cultural costs associated with the 2021 crops.



PLANTINGS

Crop/Use	Variety	Acres	Planted	Spacing
Pistachios	Golden Hills	13.60±	2015	20'x19'
Walnuts	Tulare	55±	2008	26'x26'
Alfalfa	Roundup Ready	134±	---	---
Pasture	---	5±	---	---

PRODUCTION

ALFALFA PRODUCTION									
	2013	2014	2015	2016	2017	2018	2019	2020	Avg.
Avg. Production Age	1.9	2.3	3.3	3.6	4.6	4.1	5.1	4.9	3.7
No. of Acres	94	134	134	91	91	134	134	83	110
Tons/Acre	10.8	10.5	11.2	10.9	8	8.7	7.4	10.1	9.7

WALNUT PRODUCTION- Planted February 2008								
	2013	2014	2015	2016	2017	2018	2019	2020
Age of Planting	6	7	8	9	10	11	12	13
Lbs./Acre	5,462	5,027	5,118	2,012	4,031	5,009	3,019	4,038

PISTACHIO PRODUCTION- Planted May 2015		
	2019	2020
Age of Planting	5	6
Lbs./Acre	59	446

*Production records for rotational crops are available upon request.



WATER/IRRIGATION

WATER SOURCE

The property receives surface water from Liberty Mill Race Ditch Co. The sale of the property includes 1 share in the 33 total shares of the ditch co. There is a 7.5 hp electric lift pump that pumps 9.5± acre feet/day.

WELL INFORMATION

(2) - Domestic Wells - each residence has its own domestic well. The Headquarters residence well was drilled in 2008 and is 365 feet deep. The Rental home well was drilled in 2013 and is 450 feet deep.

(2) Irrigation Wells - 1 drilled in 1964 with a depth of 404 ft, the other drilled in 2007 with a depth of 490 ft. The older well pumps 4.5± acre feet per day and the newer well pumps 8± acre feet per day. Both irrigation wells are diesel powered.

IRRIGATION

The following is a summary of irrigations over the last 4 years.

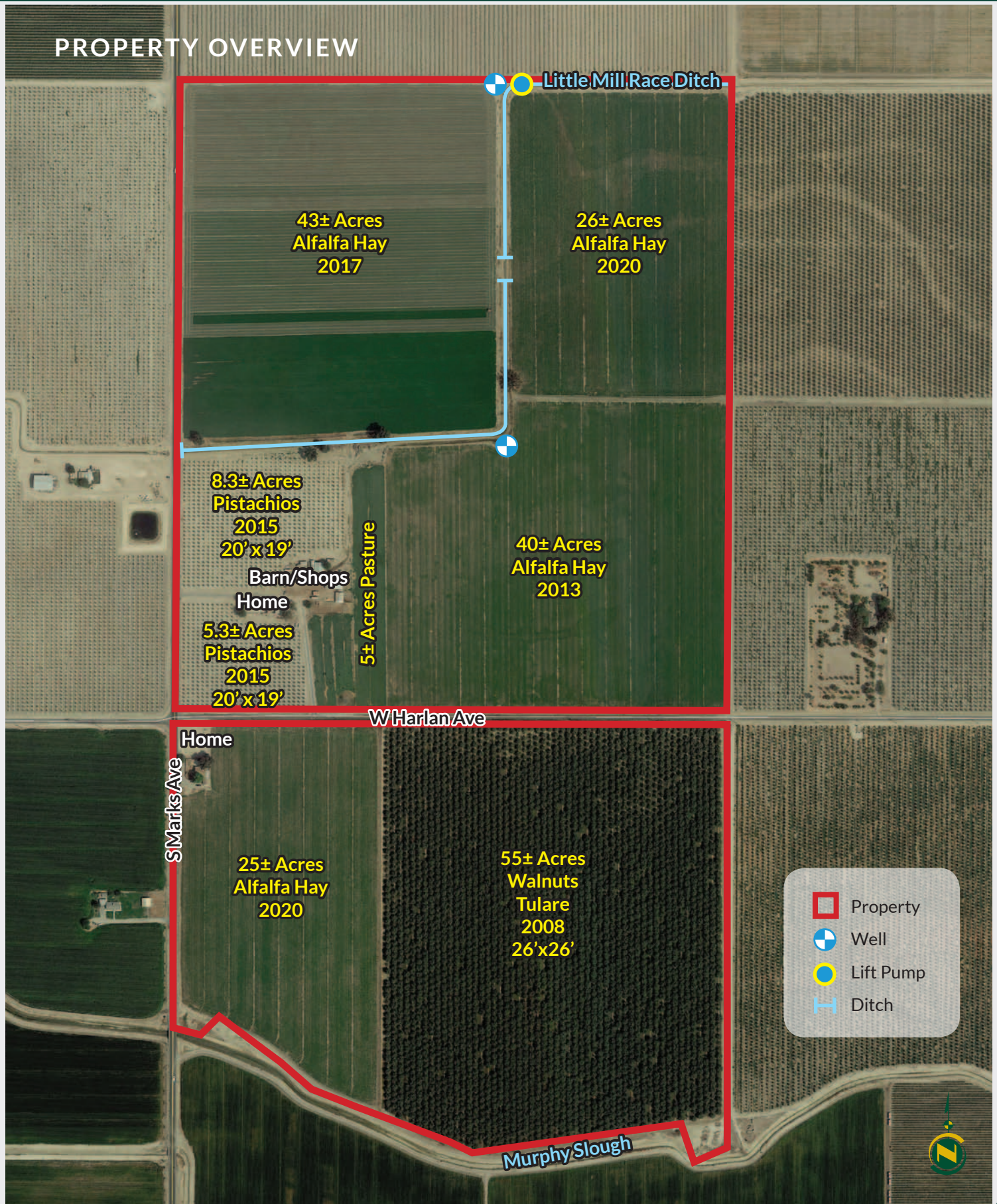
Year	2017	2018	2019	2020
Ac. Ft. Well Water	25	530	113	628
\$/Ac. Ft. (well)	\$54.73	\$67.09	\$67.09	\$62.76
Ac. Ft. Surface Water	595	166	487	113
\$/Ac. Ft. (surface)	\$5.70	\$6.88	\$6.57	\$7.55

IRRIGATION METHOD

The Pistachio's are drip irrigated with the balance of the crops being flood irrigated.



PROPERTY OVERVIEW



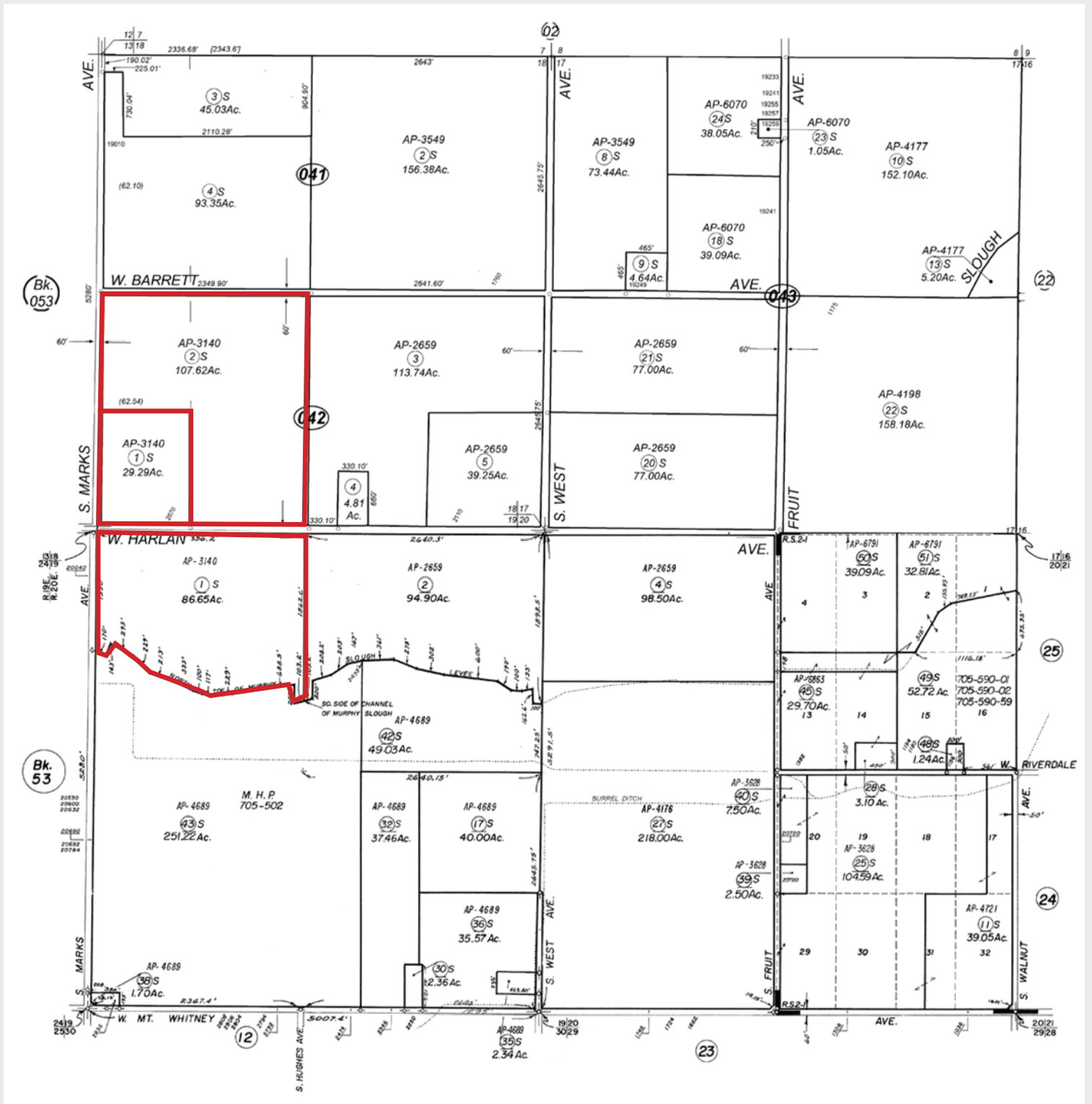
PARCEL MAP

Fresno County Assessor's Parcels:

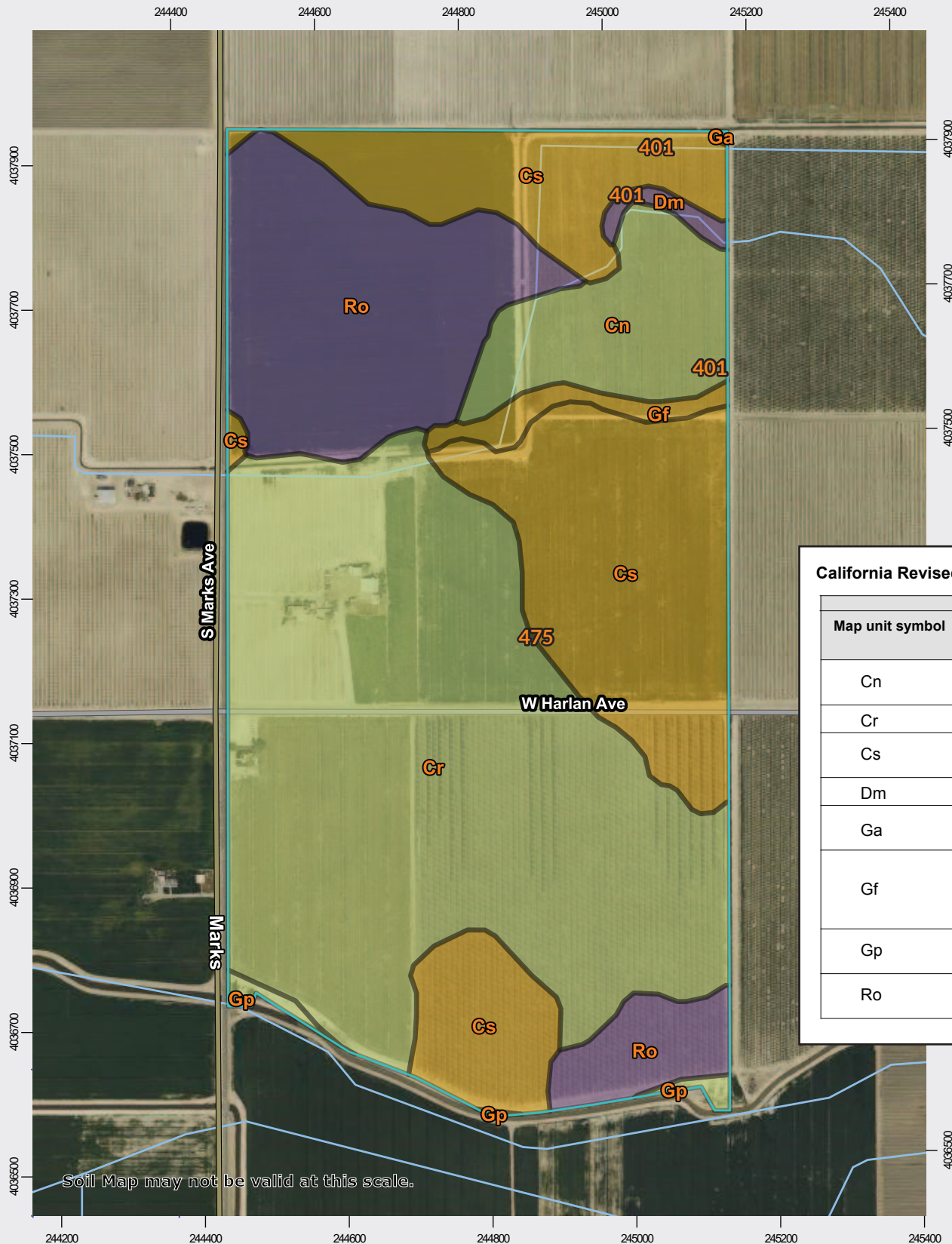
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055-042-02s 107.62± Acres



SOILS MAP



California Revised Store Index (CA)

Map unit symbol	Map unit name
Cn	Chino fine sandy loam
Cr	Chino loam
Cs	Chino loam, saline-alkali
Dm	Dello loamy sand
Ga	Grangeville sandy loam
Gf	Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17
Gp	Grangeville soils, channeled
Ro	Rossi fine sandy loam



PROPERTY PHOTOS



PROPERTY PHOTOS (CONT.)



PROPERTY PHOTOS (CONT.)



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

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.



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