

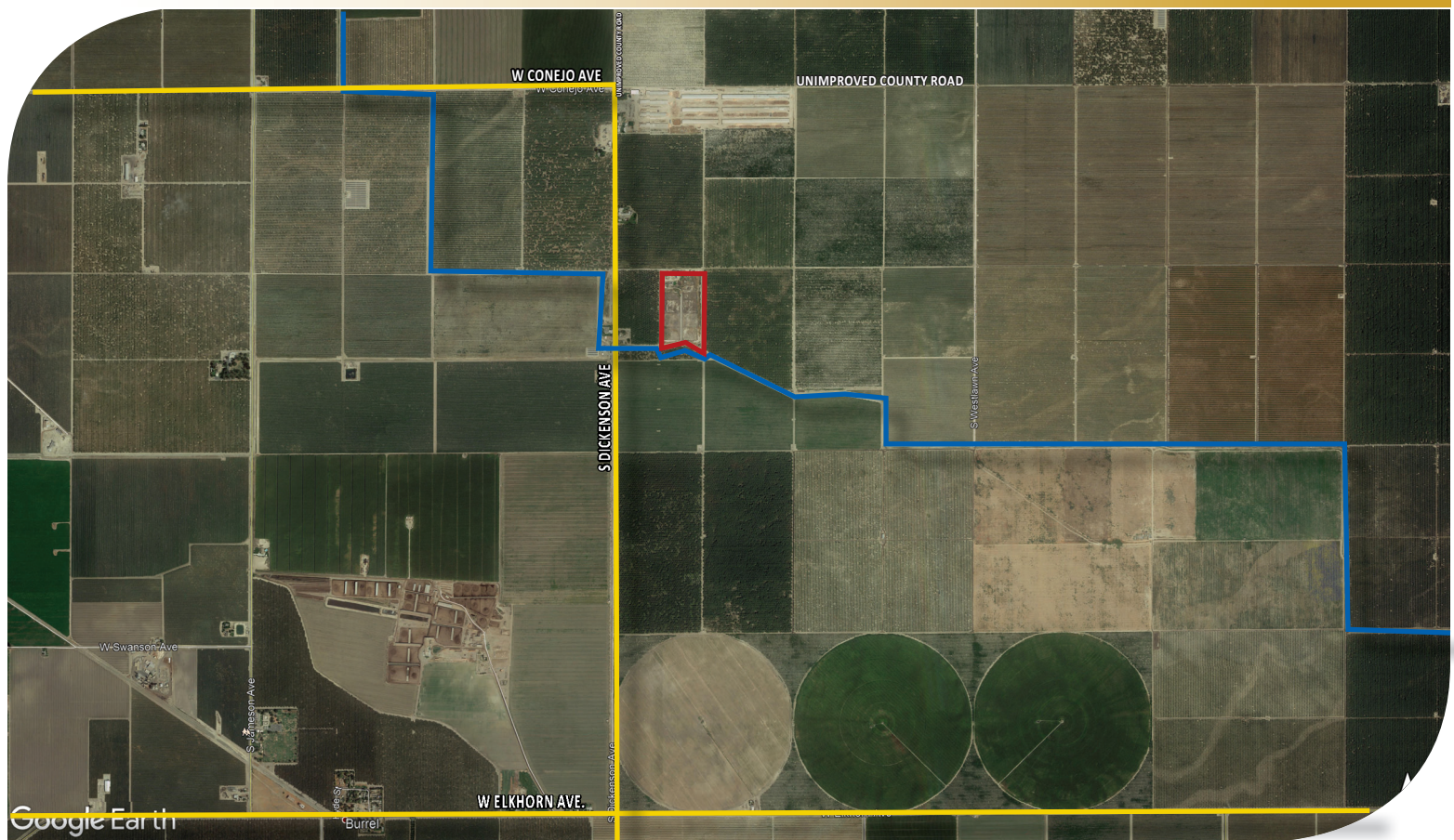
# FOR SALE



**PEARSON  
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AGRICULTURAL PROPERTIES  
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## Riverdale Feedlot and/or Farmland



**16.6± Acres**  
**Fresno County, California**

- Nice Livestock Corrals, Capacity 1,000± Head
- Suitable for Permanent Crops
- Located in Murphy Slough Association and Available Well Water

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CA DRE #00020875



# Riverdale Feedlot and/or Farmland

**16.6± Acres**

**\$365,200**  
(\$22,000± acre)

## DESCRIPTION:

This 16.6± acre opportunity is located near the desirable farming area of Riverdale, CA. This land consists of newer livestock corrals, mobile home and a small home. There is another enclosed building used for storage. The site is well suited for the existing use, but could be ideal for permanent crops as evidenced by surrounding lands uses including, but not limited to; almonds, pistachios, vineyards, and walnuts.

## LOCATION:

The site is best accessed from S. Dickenson Avenue, go 1.25± miles north of W. Elkhorn Avenue proceed 1/8± mile East onto the unpaved road. Approximately 12± miles northwest of Riverdale, 29± miles southwest of Fresno and 193± miles South of Sacramento. Physical address is 15486 S. Dickenson Ave., Riverdale, CA 93656.

## LEGAL:

According to the Fresno County website the land is zoned AE-20 Exclusive Agriculture and is not enrolled in the Williamson act. APN: 041-160-02S, Fresno County. Portion of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 25, Township 16S, Range 15E M.D.B.&M.

## SOILS:

(Irrigated Capability Class)

84.5±%, (Tu)Traver fine sandy loam, moderately deep, Grade 2

15.5±%, (Go) Grangeville fine sandy loam, hard substratum, saline-alkali, Grade 3

## WATER:

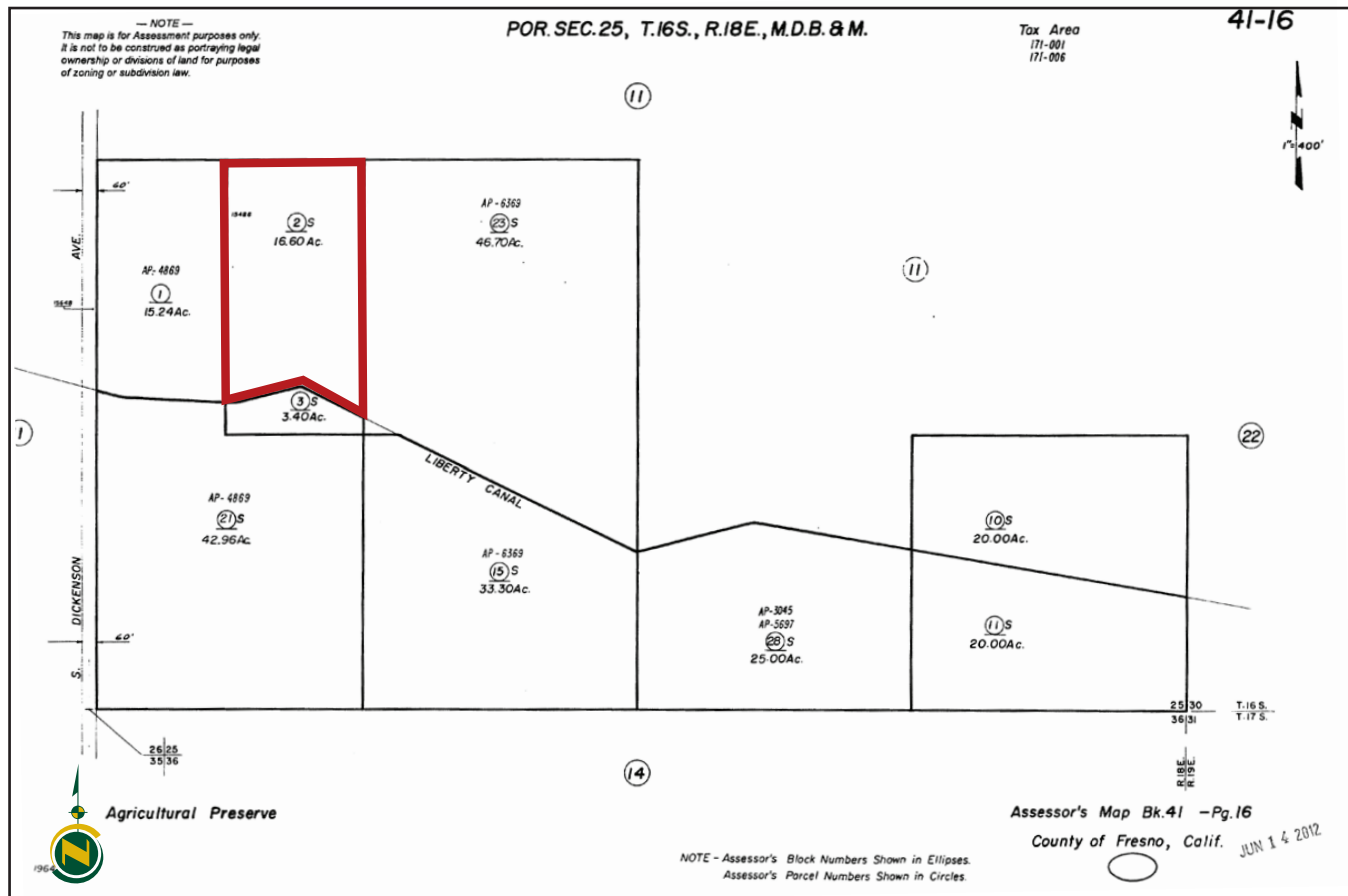
The corrals, mobile home and home are served by a domestic water well with a submersible pump. The land is located within Murphy Slough Association and adjoins the Liberty Millrace Canal. This property is in the North Fork Kings GSA.

## PRICE/TERMS:

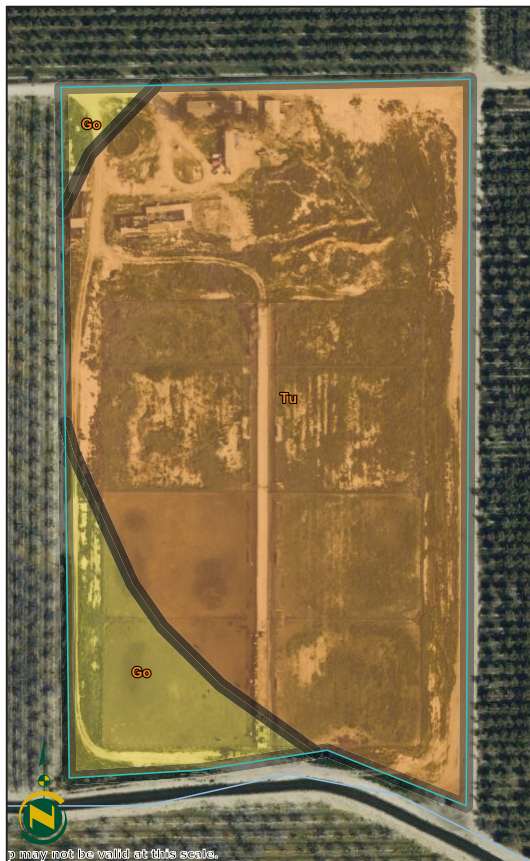
\$365,200 (\$22,000±/acre) cash at close of escrow. Do not disturb occupants.



## APN MAP



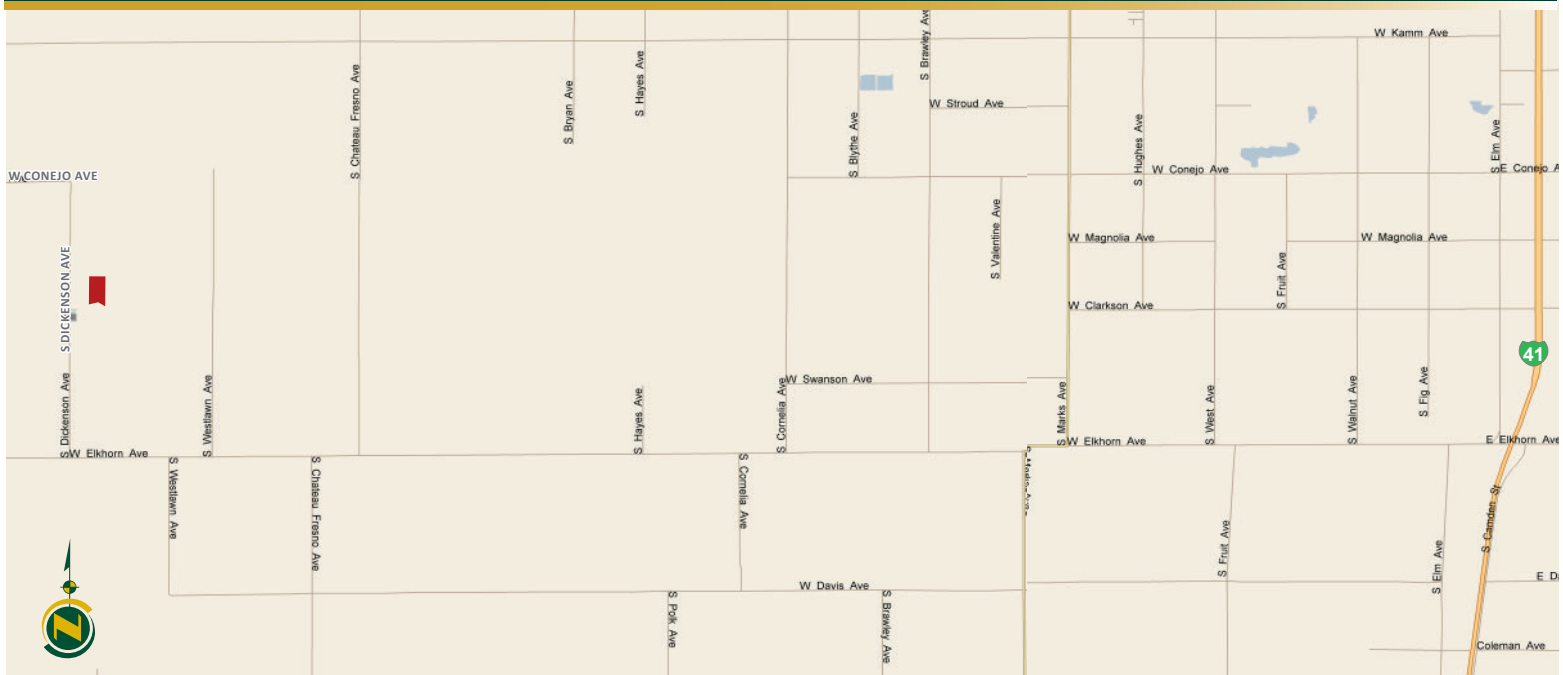
## SOIL MAP



Map unit symbol	Map unit name	Rating	Percent of AOI
Go	Grangeville fine sandy loam, hard substratum, saline-alkali	3	13.6%
Tu	Traver fine sandy loam, moderately deep	2	86.4%
Totals for Area of Interest			100.0%



## LOCATION MAP



## REGIONAL 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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