

# Open Farmland For Sale

Fresno County, CA

**69.05 Acres**

- Zoned AL-20/AE-20/R-1
- Riverdale Irrigation District
- Fresno County, CA



**Michael T. Anchordoquy, AAC** ▪ Principal ▪ 661 616 3577 ▪ [manchor@asuassociates.com](mailto:manchor@asuassociates.com) ▪ CA RE #01380986  
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*Photos from last time property was cultivated.*

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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## Property Profile

### **Location**

The property is located in the west side of Sherril Street with the physical address identified as 20573 and 20577 Sherrill Street north of Riverdale, CA.

### **Fresno County APNs**

053-440-21, 31, 32, 33, 42, 44, and 46

### **Acres**

69.05

### **Zoning**

AL-20, Limited Agricultural; AE-20, Exclusive Agricultural; R-1 Single Family Residential

### **Water**

Water is provided by the Riverdale Irrigation District and is delivered to the property by a 7.5 horsepower electric lift pump. The Riverdale Irrigation ditch bisects the property in an east-west direction. A new 500' deep well was recently drilled and is equipped with a 50 hp electric motor. Water is distributed throughout the property by underground mainline.

### **Soils**

Chino Loam, Class I & Grangeville Fine Sandy Loam, 0-2% Slopes, MLRA 17, Class II

### **Present Use**

The property consists of approximately 55 acres of land for cultivation. Up until December 2021, the land was leased by a tenant farmer and farmed to row crops. There is currently no lease in place and the land is open and disced.

### **Improvements**

There are no improvements on the property. Older farmstead sites are located on the property where building improvements were demolished.

**\$1,173,850 (\$17,000 Per Gross Acre)**

**ASKING PRICE**



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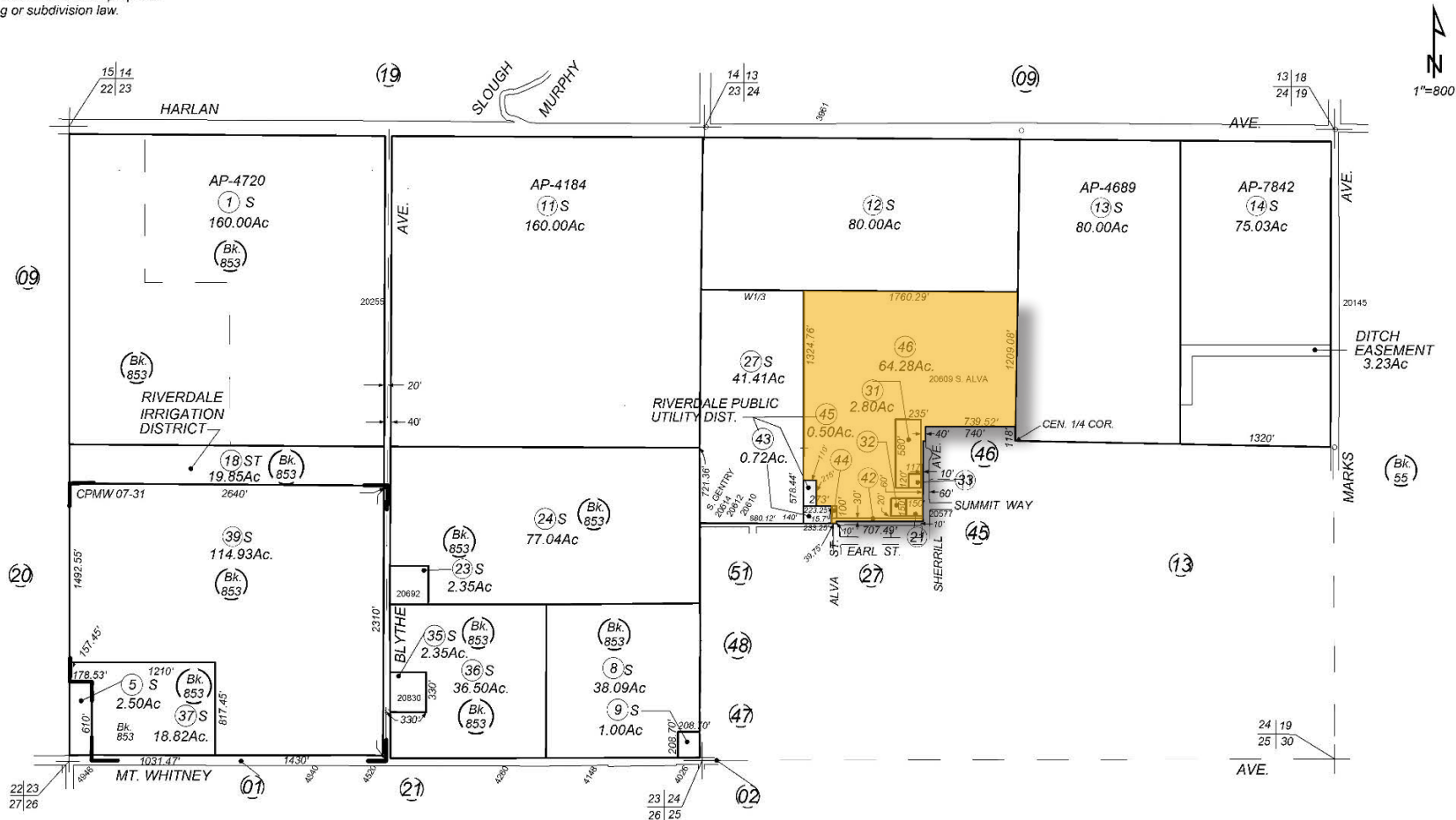
### Assessor's Parcel Map - APNs 053-440-21, 31, 32, 33, 42, 44, & 46

**-NOTE-**  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

POR. SEC'S. 23 & 24, T. 17S., R. 19E., M.D.B. & M.

Tax Rate Area  
170-010  
170-004

**053-44**



Agricultural Preserve  
Certificate of Parcel Map Waiver No. 07-31, Doc. 21031, 2-12-2008

Assessor's Map Bk.053 - Pg.44  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

8/27/2020



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## Property Photos



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Ranch Aerial

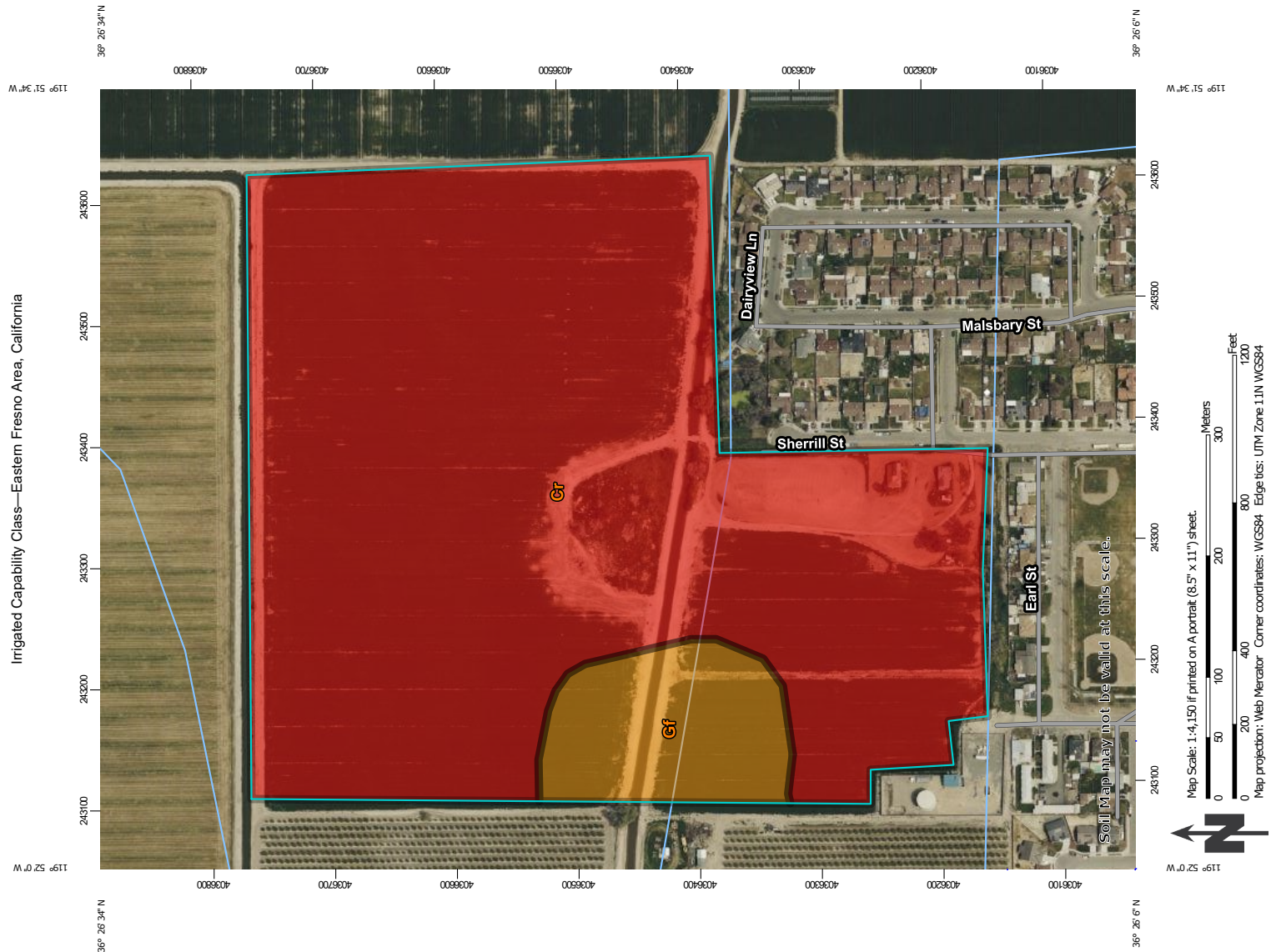


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### Soils Map



1/18/2022  
Page 1 of 5

Web Soil Survey  
National Cooperative Soil Survey

Natural Resources  
Conservation Service

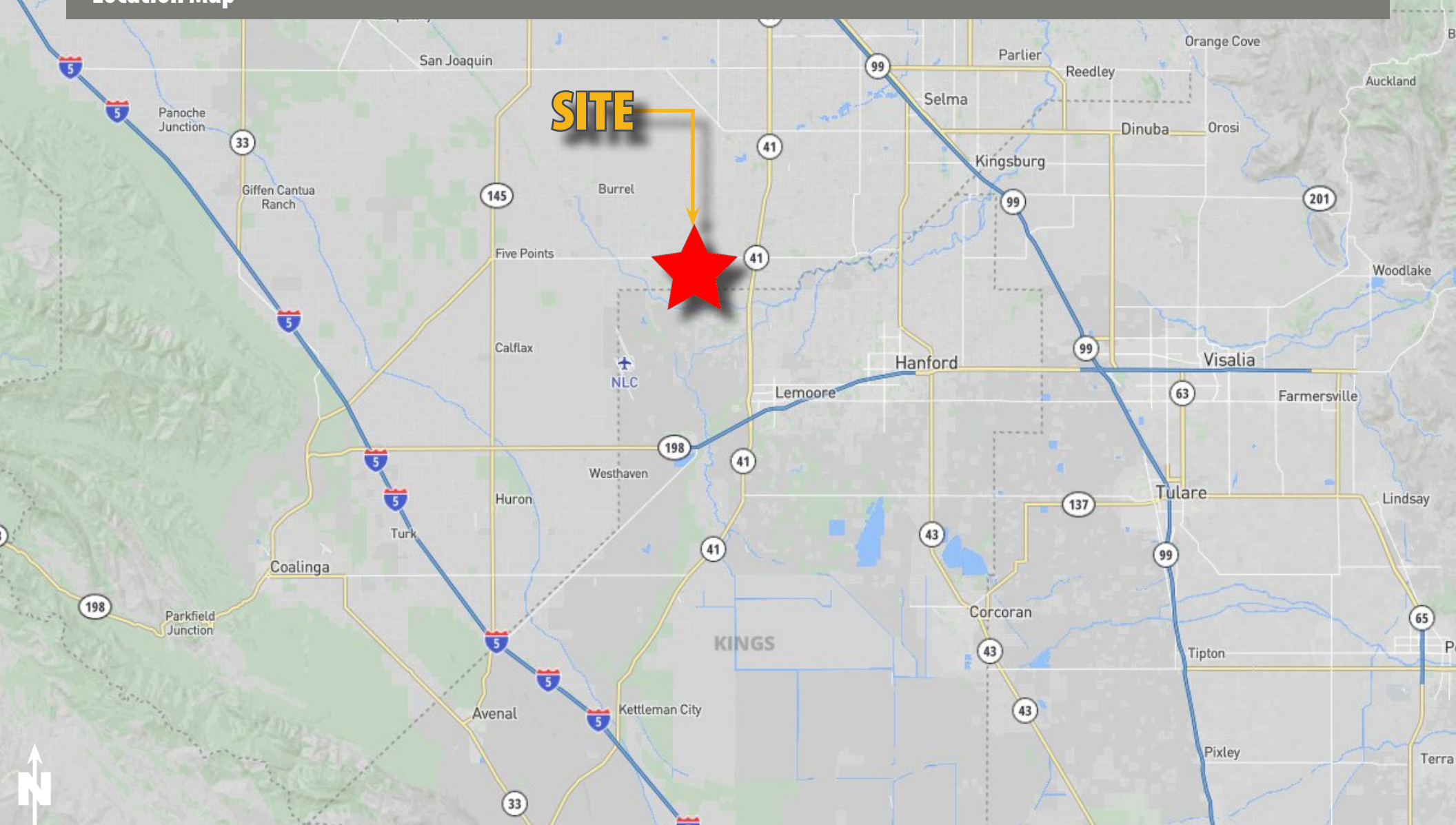


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## Location Map



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