

NORTH FORK KINGS RIVER FARMLAND

435.38± ACRES | FRESNO COUNTY, CALIFORNIA

\$3,919,000
(\$9,001±/ACRE)

PRICE REDUCED

(Looking Northwest)

PROPERTY HIGHLIGHTS

- NORTH FORK KINGS RIVER FRONTAGE
- WELL WATER
- INCOME
- TAX BENEFITS
- POSSIBLE DEVELOPMENT TO PERMANENT CROPS



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CA DRE #00020875

FRESNO

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Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

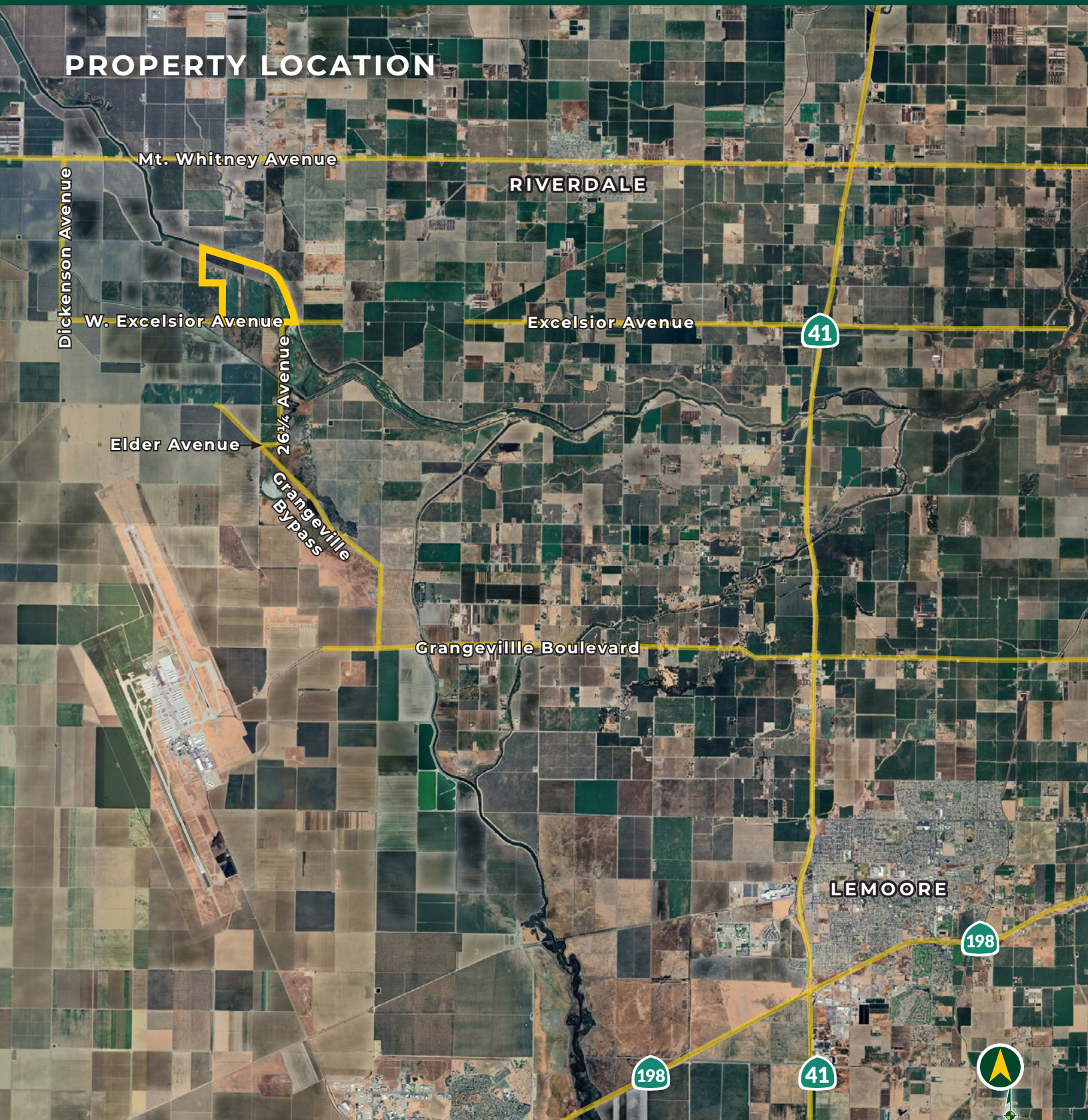
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The offering is located on the north side of West Excelsior Avenue and 26¼ Avenue. Regionally, the subject property is located 5± miles southwest of Riverdale, 11± miles northwest of Lemoore, 25± miles south of Fresno, 90+±miles northwest of Bakersfield, and 205± miles south of San Francisco.

DESCRIPTION

This 435.38± assessed acre opportunity is located in the farming area of Riverdale, CA. This land is currently being farmed to alfalfa and field crops. The surrounding lands are planted to pistachios, alfalfa, wheat, corn, tomatoes and almonds. The property is located in Laguna Irrigation District (portion), but does not receive water. The land has frontage along the North Fork of the Kings River. The farm is primarily irrigated by 4 wells. The opportunity features Kings River frontage, well water, income, and possible development to permanent crops and tax benefits.

LEGAL

Portion of the E ½ of the NE ¼ of Section 31 and portion of the south and north ½ of Section 32 all in Township 17S, Range 19E, MDB&M. APN: 053-100-04s and 49s, Fresno County.

ZONING

The land is zoned AE-40 Exclusive Agricultural, and is enrolled in the Williamson Act.

WATER

61.50± acres of the property is located in Laguna Irrigation District (LID), but does not receive water. The property is located on the North Fork of the Kings River. There are 2 wells with submersible pumps, 1 well with a 100HP electric pump and 1 well with a 125HP diesel motor and gear head. The property has 3 out of service submersible wells. The owner has advised us the property has a 20HP lift pump in the Kings River that is used when water is available. The land is in the North Fork GSA.

SOILS

- 94.8±% (101) Armona loam partially drained, 0 to 1 percent slopes, irrigated capability class, 3 rating
- 5.2±% (101) Armona loam partially drained, irrigated capability class, 3 rating

PRICE/TERMS

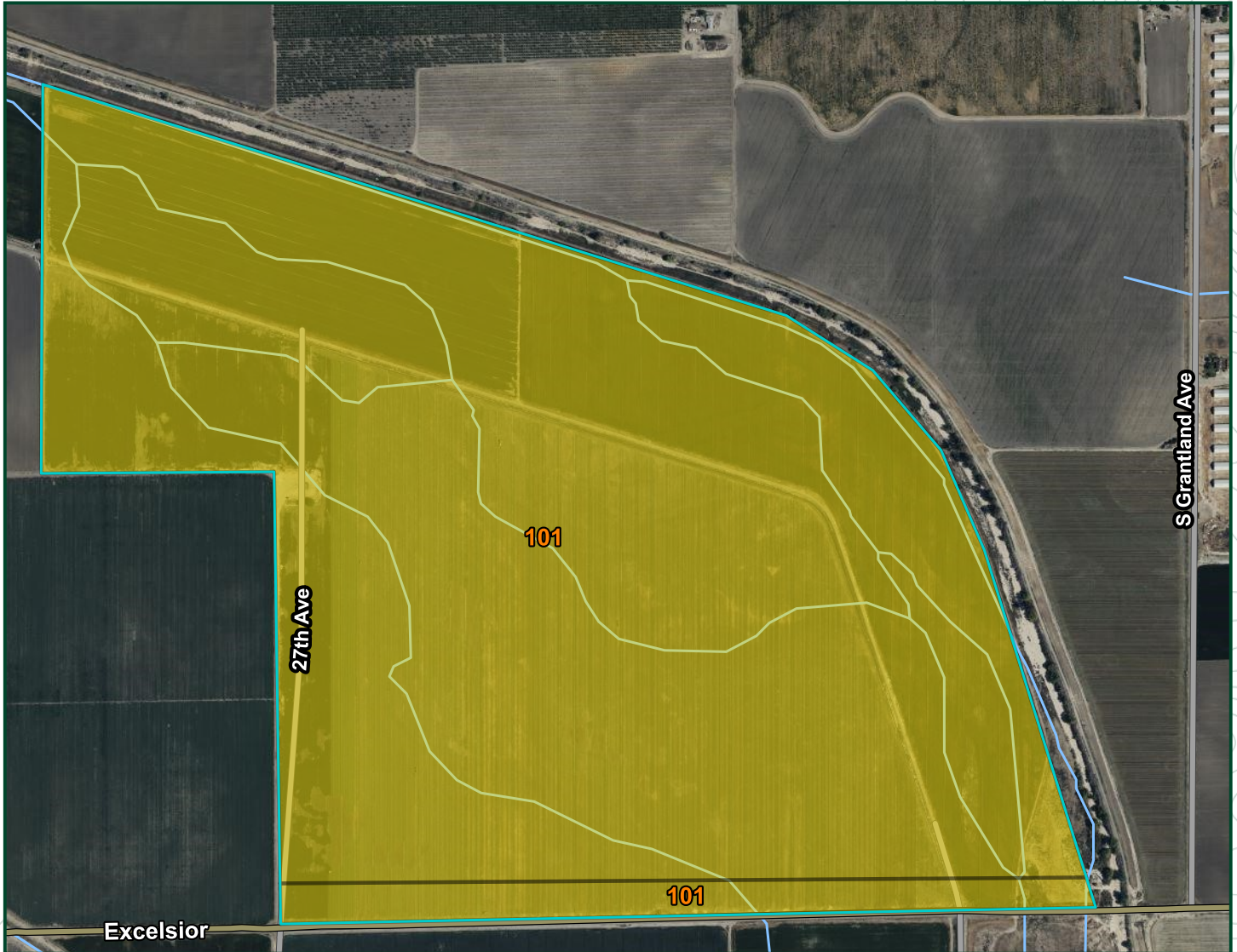
\$3,919,000 (or \$9,001±/acre) cash at close of escrow. Property is leased through 2026, but tenant is open to early termination.

(Looking Southeast)

PROPERTY OVERVIEW



SOILS MAP



Irrigated Capability Class

Map Unit Symbol	Map unit name	Rating	Percent of AOI
101	Armona loam, partially drained	3	100%



\$4,571,000
(\$10,499±/ACRE)

PROPERTY PHOTOS



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106
YEARS

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