

120.00±
ASSESSED ACRES

RIVERDALE ALMONDS
FRESNO COUNTY, CALIFORNIA

\$2,220,000
(\$18,500/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
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.



www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

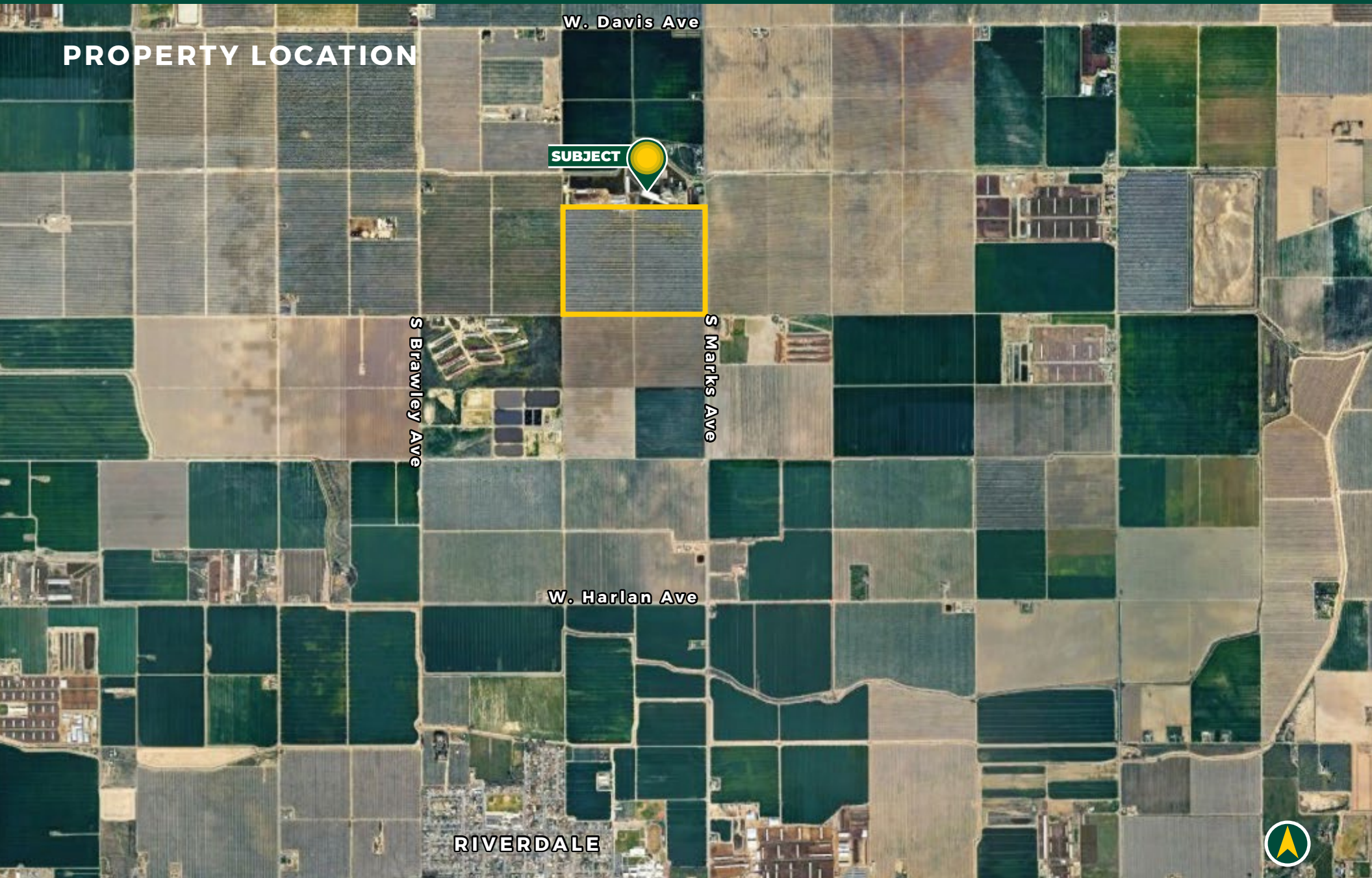
- MATURE ALMONDS
- OWNED SOLAR ARRAY
- LIBERTY WATER DISTRICT

RIVERDALE ALMONDS
FRESNOCOUNTY, CA

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

120.00± acres mature almonds. Property includes a large owned solar array.

LOCATION

North of Riverdale on Marks Avenue approximately 1/2 mile south of Davis Avenue.

LEGAL

Fresno County APN: 053-070-20S. Located in a portion of Section 12, T17S, R19E, M.D.B.&M.

ZONING

A-1 (Agricultural District)

PLANTINGS

Almonds planted in 2017. Planted to 50% Nonpareil and 50% Monterey on Hansen rootstock.

WATER

Liberty Water District with Liberty Canal Stock and Millrace Canal Stock.
(1) 100 HP pump and well installed new in 2023
(1) 50 HP lift pump for canal water.

SOILS

See soils map included

PRICE/TERMS

\$2,220,000 all cash at the close of escrow. No crop included in year 2026. Buyer to reimburse Seller for cultural costs incurred for the 2027 crop.

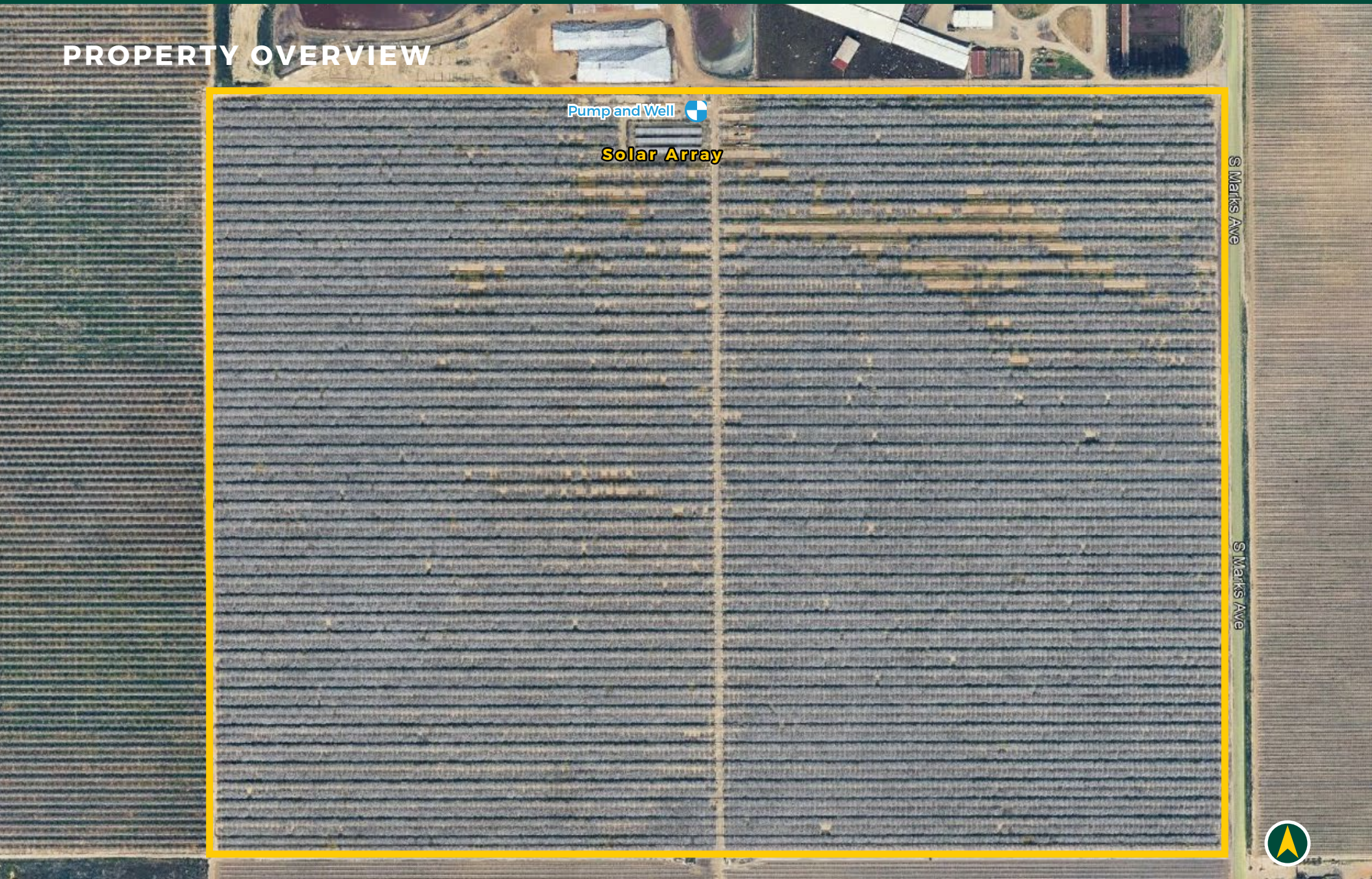


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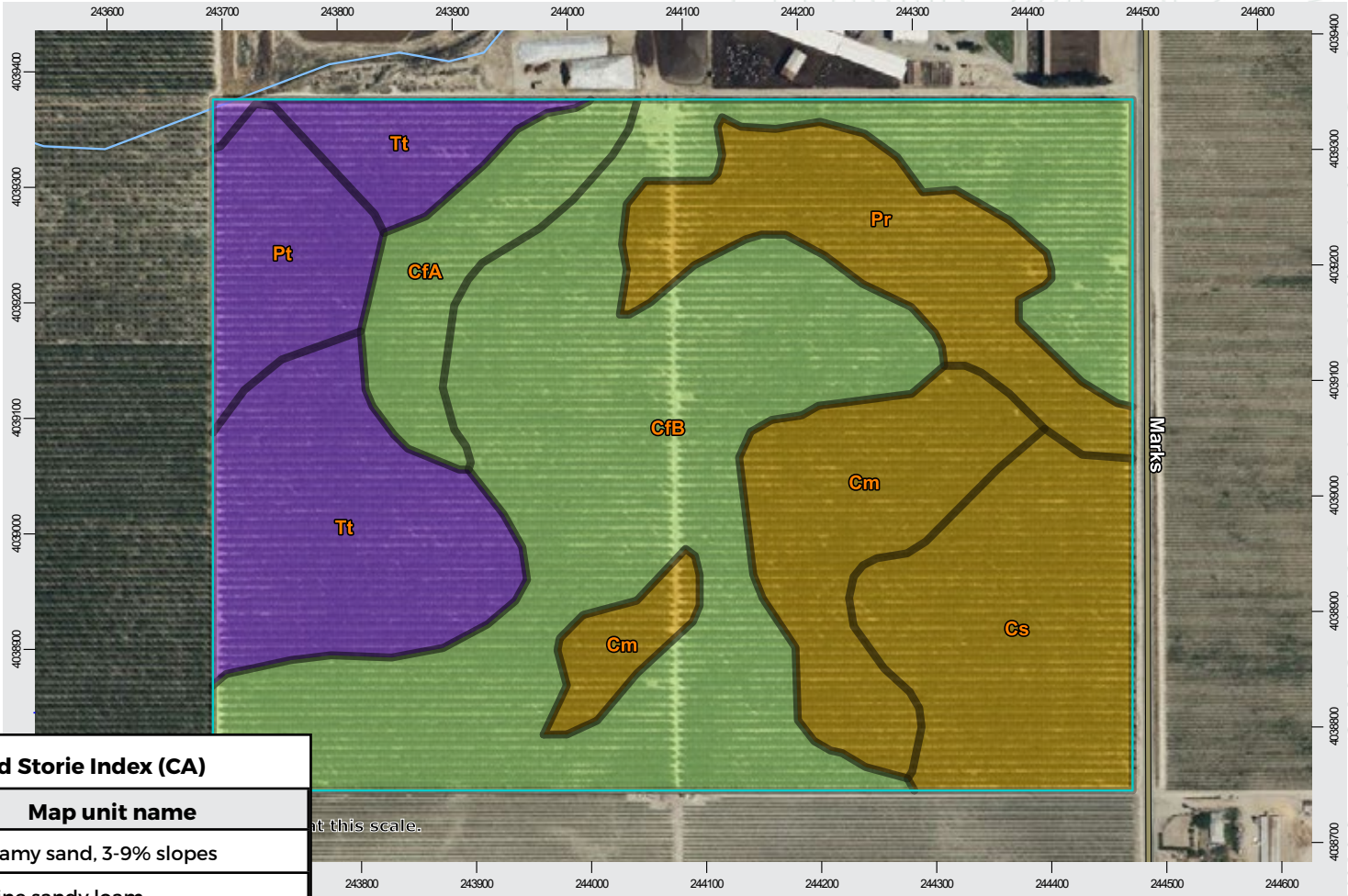
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PROPERTY OVERVIEW



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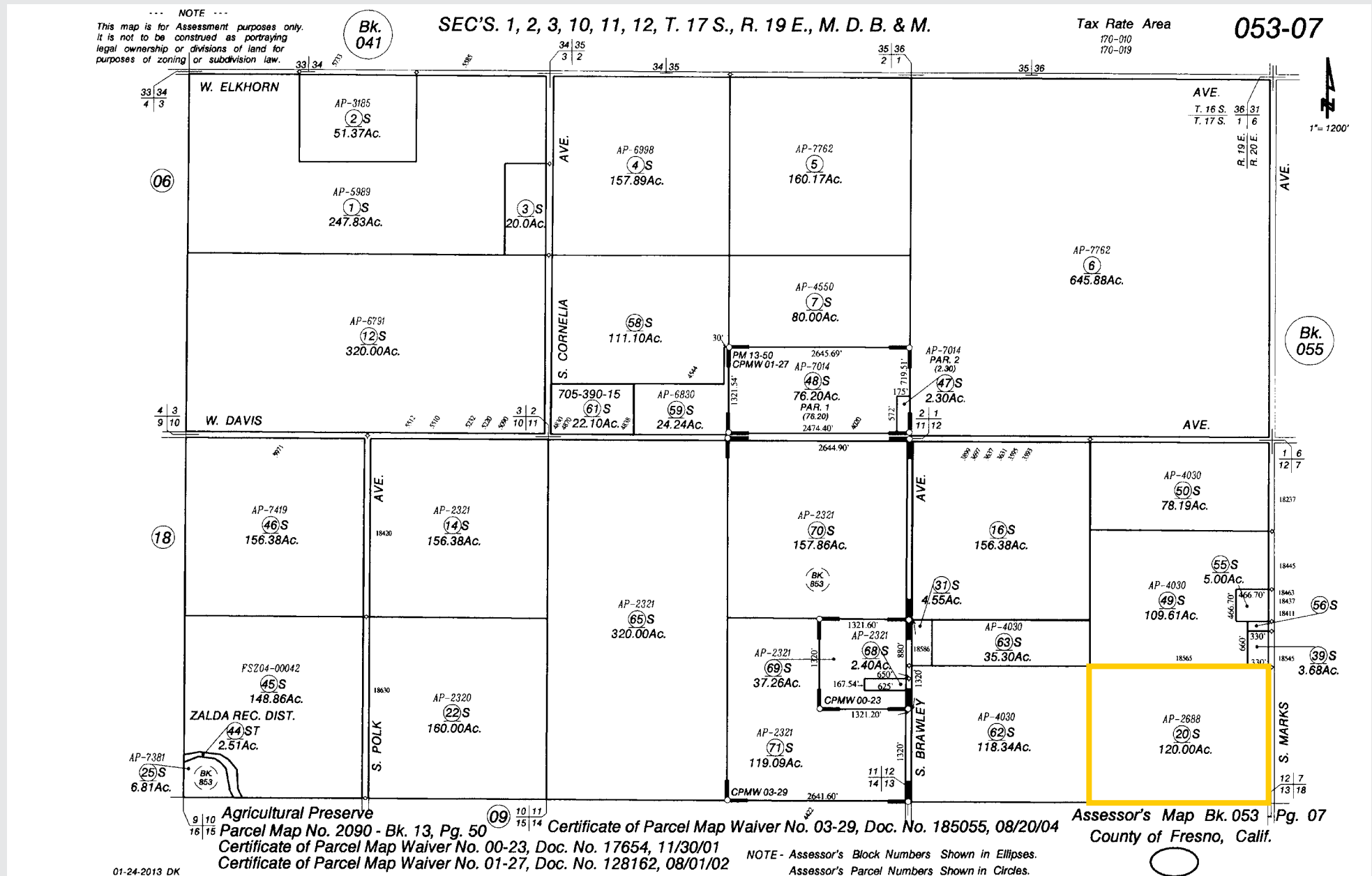
SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
CfB	Calhi loamy sand, 3-9% slopes
Tt	Traver fine sandy loam
Cs	Chino loam, saline-alkali
Cm	Chino sandy loam, saline-alkali
Pr	Pond sandy loam
CfA	Calhi loamy sand, 0-3% slopes
Pt	Pond fine sandy loam



PARCEL MAP



RIVERDALE ALMONDS
FRESNOCOUNTY, CA

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PROPERTY PHOTOS



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OFFICES SERVING THE CENTRAL VALLEY

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