

GRAHAM & ASSOCIATES



Property For Sale:
313.0 Acres – Dairy Facility/Open Farmland | Riverdale, CA

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Joe Silva
#01225765
(559) 901-3616
www.mdgre.com

Landon Fernandes
#02015859
(559) 471-6262
www.mdgre.com

PROPERTY DETAILS

Address: Northwest Corner of South Fruit Ave. and West Harlan Avenue, Riverdale, CA 93656

APN: 055-04-02S, 055-043-08S, 055-043-09S, 055-043-24S, 055-043-23S,, 055-043-18S

Acreage: +/- 313.0 Gross Acres

Plantings: +/- 75 Acres planted to early corn that was recently harvested; +/- 169 Acres currently open..

Dairy Facility: +/- 2,300 head locks with capacity to house +/- 1,200 milk cows, dry stock and full support stock program. The facility has three custom homes/owner dwellings ranging from 2,400 – 3,400 sq.ft., 4 mobile homes for employee housing, a double 12 herringbone milking parlor with a 6,000 gallon milk tank, kleen-flo auto takeoffs, beco pulsators, (2) 15 HP Copeland ice machines, (2) 100 gal. water heaters, (2) 100 gal. hot water storage tanks, (2) 15 HP air compressors, (1) 15 HP vacuum pump w/vari-drive & a crowd gate. The parlor is equipped w/ 600 AMP electrical service. Adjacent to the parlor is a special needs/hospital barn. Furthermore, the facility has a 4-bay commodity barn and two-1,000 ton hay barns.

Surface Water: The property is located within and receives surface water from Liberty Canal Company that is delivered through the murphy slough. The property is being sold with 6 shares of Liberty Canal Stock. Surface water is accessed through one (1) turnout on the property equipped with a lift pump.

Ground Water: The property is irrigated with one (1) 150 HP pumps/well. Furthermore, the dairy facility is supplied by one (1) 20 HP submersible pump/well and an additional 20HP submersible pump/well that can be used for either irrigation or supplying the dairy facility. The property is located within the North Fork Kings Groundwater Sustainability Agency.

Groundwater Disclosure: Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

Irrigation: The entire property is flood irrigated with water conveyed through a 30" concrete line.

Purchase Price: \$4,382,000 (\$14,000/Acre)

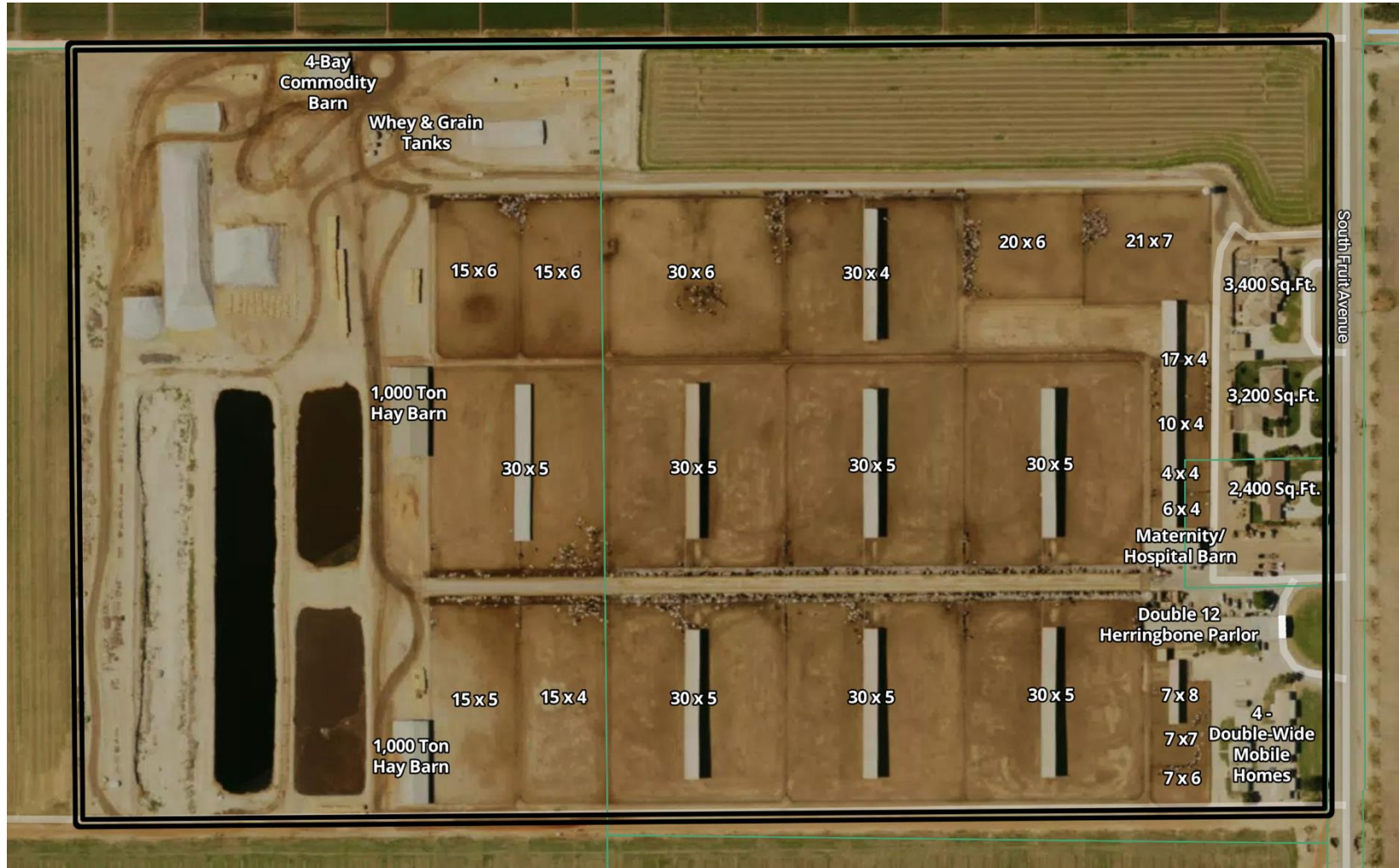
PROPERTY MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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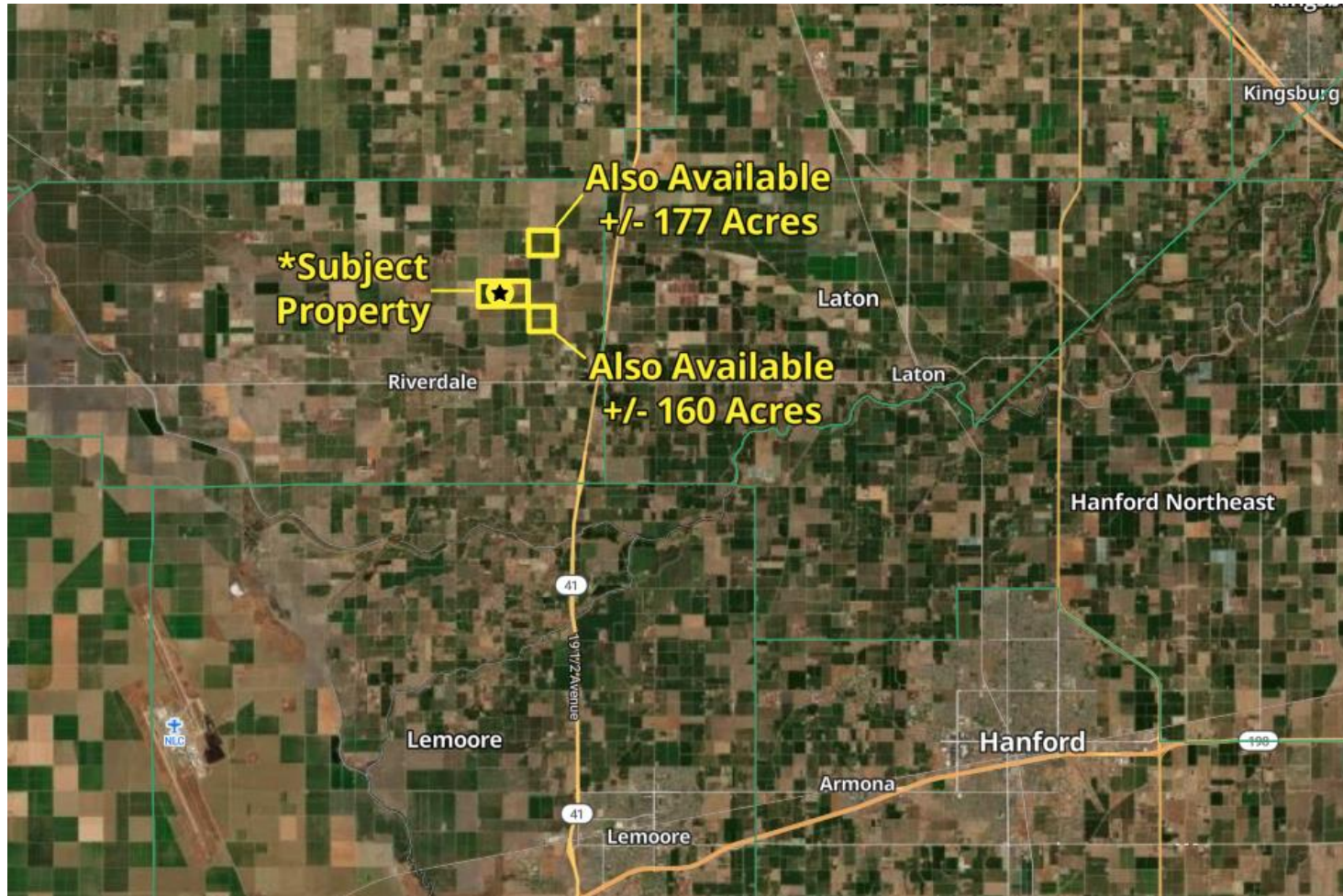
DAIRY FACILITY MAP



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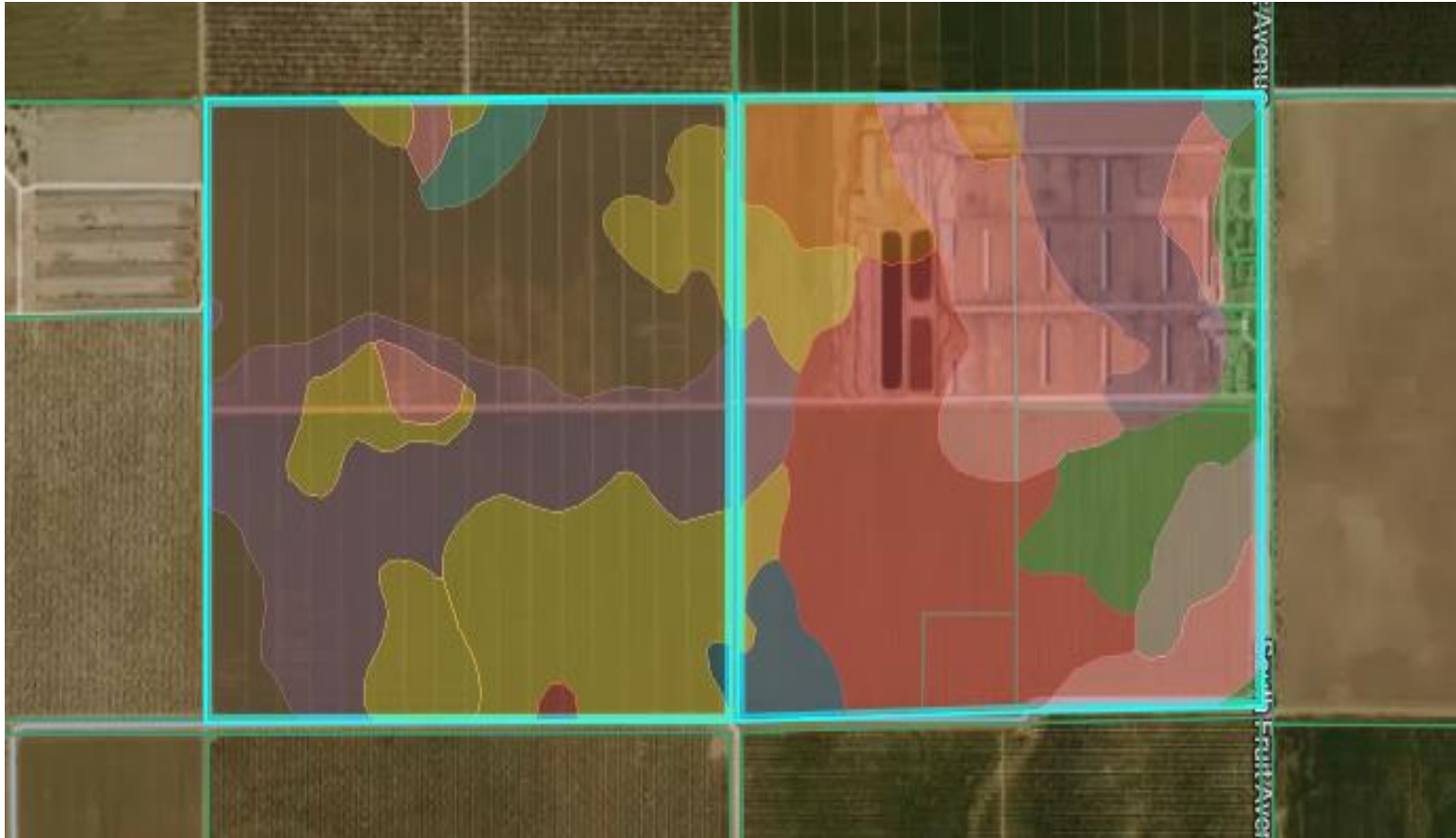
LOCATION MAP



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SOIL MAP



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SOIL INDEX



NCCPI

Storie

| Soil Code | Soil Description | % of Field | Storie Score | Non-IRR Class |
|-----------|--------------------------------------|------------|--------------|---------------|
| CgA | Calhi loamy sand, moderately... | 16.8 | 65.5 | 4e |
| Cm | Chino sandy loam, saline-alkali | 15.0 | 45.9 | 4s |
| Go | Grangeville fine sandy loam, hard... | 14.5 | 32.3 | 4s |
| Cl | Chino sandy loam | 9.4 | 76.5 | 4c |
| CfA | Calhi loamy sand, 0 to 3 percent... | 8.6 | 61.2 | 4e |

| | | | | |
|------|---------------------------------------|-----|------|----|
| Hsn | Hesperia sandy loam, deep, salin... | 8.3 | 42.5 | 4s |
| Hsy | Hesperia fine sandy loam, deep,... | 6.6 | 48.5 | 6s |
| Gg | Grangeville fine sandy loam, salin... | 5.6 | 69.0 | 4s |
| Gd | Grangeville sandy loam, saline alkali | 4.3 | 48.8 | 4s |
| Dm | Dello loamy sand | 3.5 | 56.0 | 4w |
| Cp | Chino fine sandy loam, moderately... | 2.2 | 49.3 | 4s |
| Ga | Grangeville sandy loam | 1.8 | 73.1 | 4s |
| Tt | Traver fine sandy loam | 1.8 | 32.3 | 4s |
| TzBA | Tujunga loamy sand, 0 to 3... | 1.2 | 64.6 | 4s |

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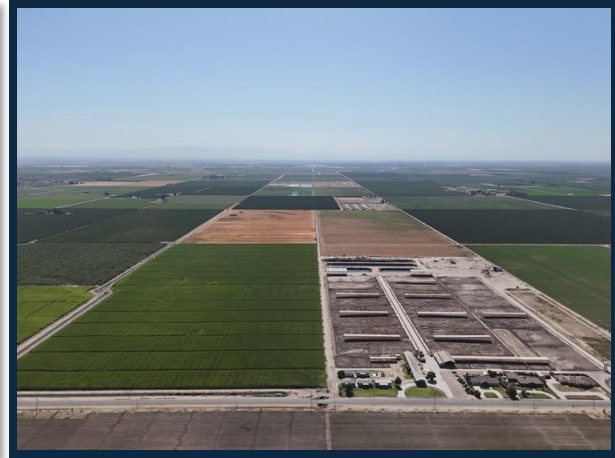
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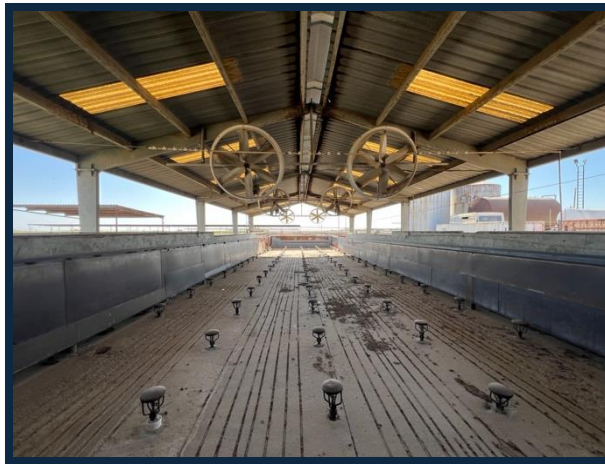
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