

GRAHAM & ASSOCIATES



Property For Sale:
176.6 Acres – 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: Southeast Corner of West Davis Ave. and South Fruit Avenue, Riverdale, CA 93656

APN: 055-021-62S; 055-021-45S

Acreage: +/- 176.6 Gross Acres

Plantings: +/- 160 Acres planted to 4th - year alfalfa.

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 3 shares of Liberty Canal Stock. Surface water is accessed through one (1) turnout on the property equipped with a 20hp lift pump.

Ground Water: The property is irrigated with one (1) 150 HP pump/well and one (1) 75 HP pump/well. 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.

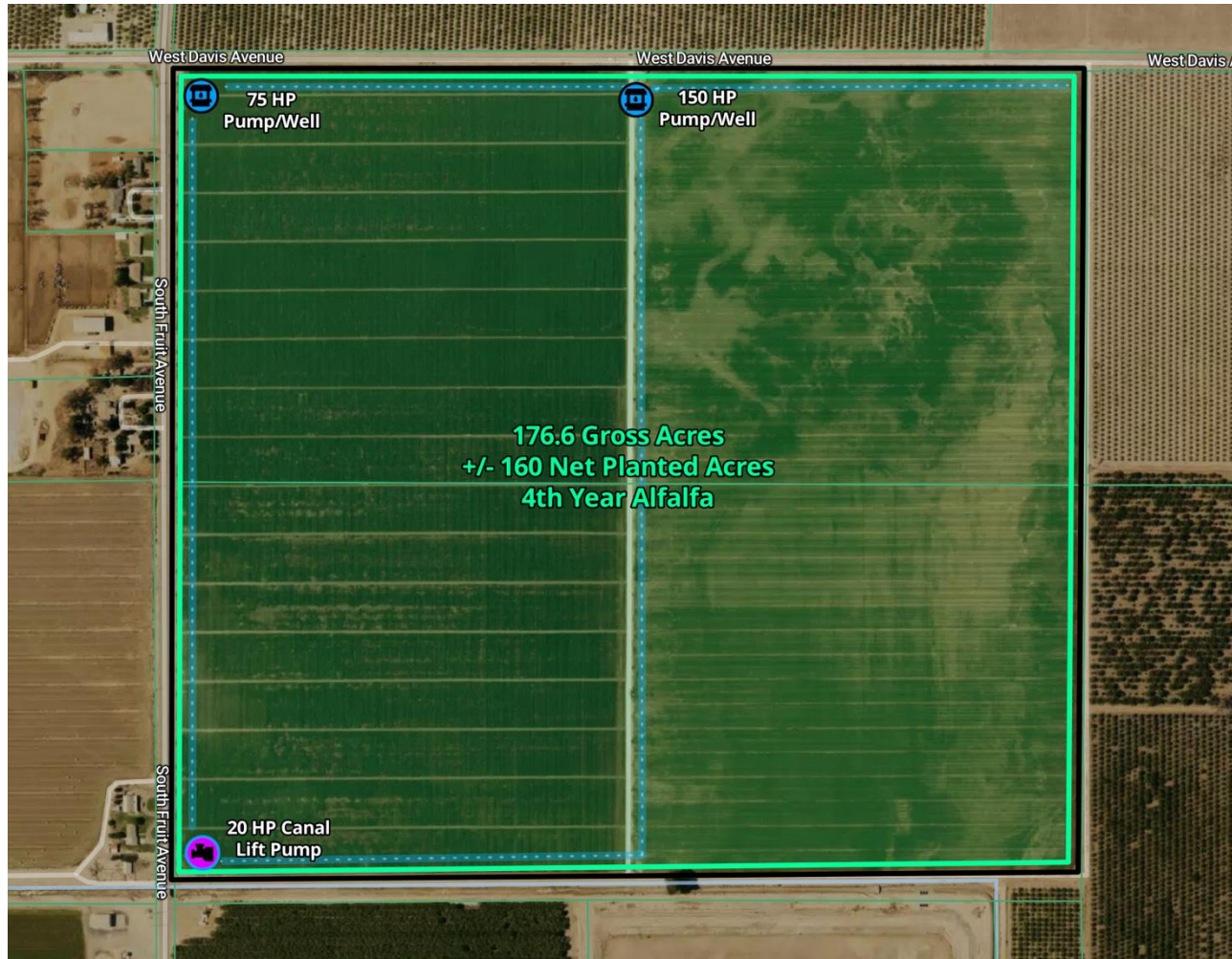
Purchase Price: \$2,472,400 (\$14,000/Acre)

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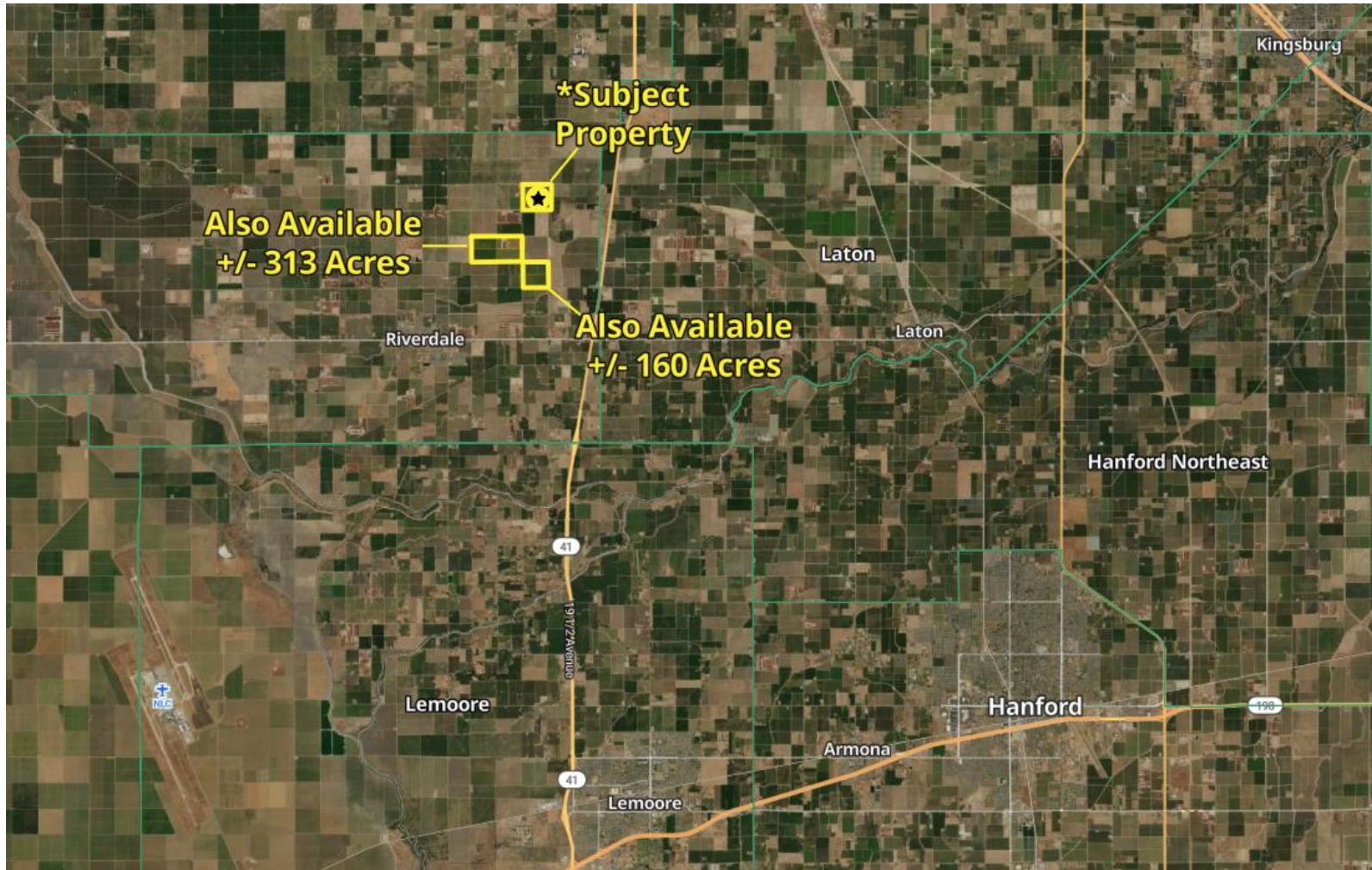
PROPERTY MAP



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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LOCATION MAP



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SOIL MAP



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SOIL INDEX

Average Soil Score

 **57.2** / 100

NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
Cr	Chino loam	15.8	80.8	4c
Hsy	Hesperia fine sandy loam, deep,...	13.0	48.5	6s
CgA	Calhi loamy sand, moderately...	8.0	65.5	4e
Cm	Chino sandy loam, saline-alkali	7.1	45.9	4s
Go	Grangeville fine sandy loam, hard...	6.9	32.3	4s
Gp	Grangeville soils, channeled	6.6	34.5	4w
Gn	Grangeville fine sandy loam, hard...	5.6	53.5	4s

CfA	Calhi loamy sand, 0 to 3 percent...	5.0	61.2	4e
Cs	Chino loam, saline-alkali	4.6	48.5	4s
Cl	Chino sandy loam	4.5	76.5	4c
Hsn	Hesperia sandy loam, deep, salin...	3.9	42.5	4s
Gg	Grangeville fine sandy loam, salin...	3.3	69.0	4s
Ge	Grangeville sandy loam, sandy...	3.1	66.1	4s
Gd	Grangeville sandy loam, saline alkali	2.0	48.8	4s
CfB	Calhi loamy sand, 3 to 9 percent...	1.9	54.4	4e
Dm	Dello loamy sand	1.7	56.0	4w
Hsm	Hesperia sandy loam, deep	1.6	87.8	4s

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