

# GRAHAM | & ASSOCIATES



Property For Sale:  
163.29 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](http://www.mdgre.com)

Landon Fernandes  
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## PROPERTY DETAILS

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

**APN:** 055-043-22S

**Acreage:** +/- 163.29 Gross Acres

**Plantings:** +/- 80 acres planted to 3rd - year alfalfa; +/- 80 acres planted to corn (recently harvested)

**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 lift pump.

**Ground Water:** The property is irrigated with one (1) diesel powered 150 HP pump/well and one (1) 200 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](http://www.sgma.water.ca.gov/portal).

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

**Purchase Price: \$2,286,060 (\$14,000/Acre)**

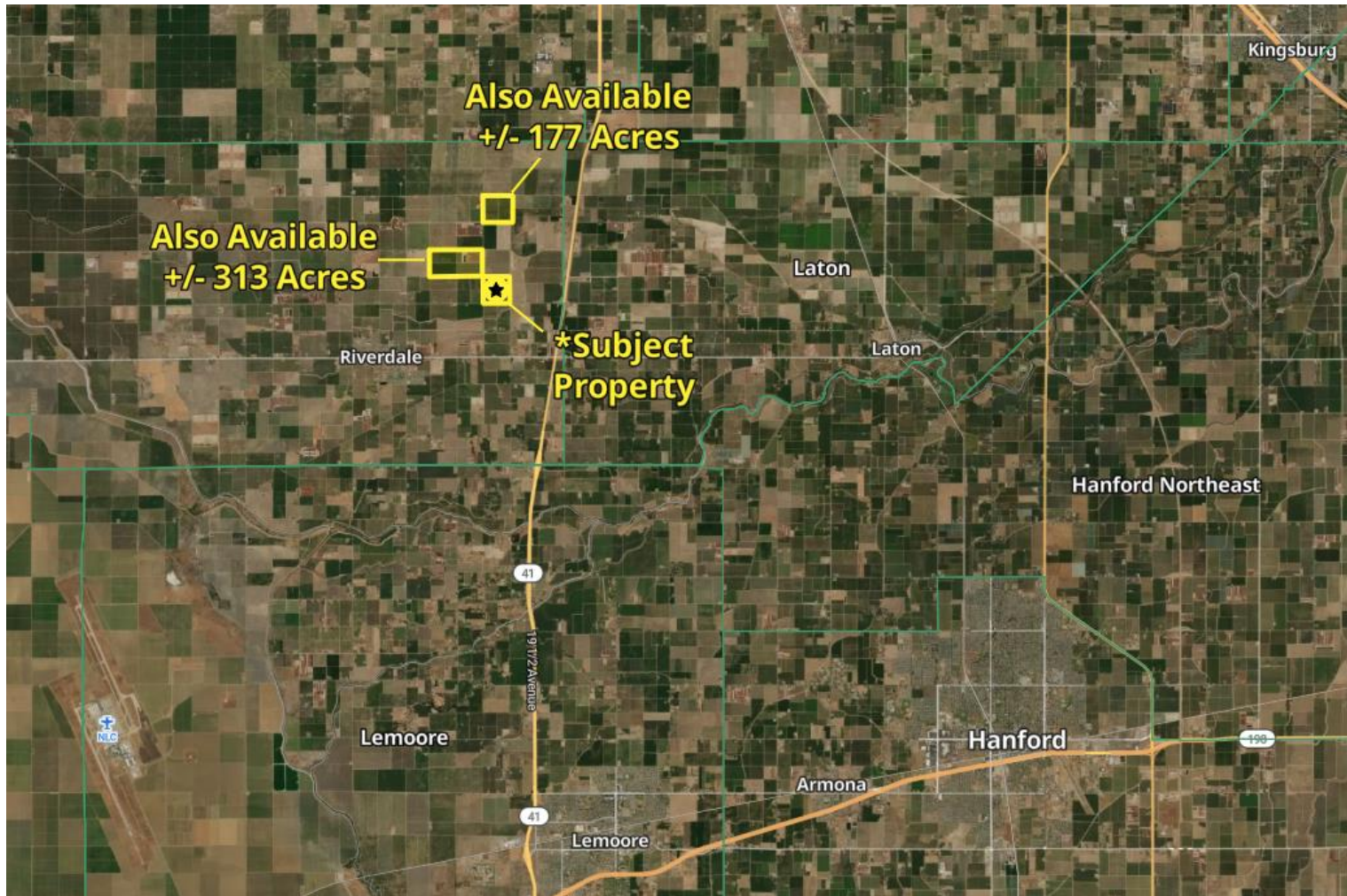
## PROPERTY MAP



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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## LOCATION MAP



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## SOIL MAP

54.5 / 100

NCCPI Storie

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
Gp	Grangeville soils, channeled	26.3	34.5	4w
Gn	Grangeville fine sandy loam, hard...	22.4	53.5	4s
Cs	Chino loam, saline-alkali	18.3	48.5	4s
Cr	Chino loam	18.0	80.8	4c
Ge	Grangeville sandy loam, sandy...	12.4	66.1	4s
Gg	Grangeville fine sandy loam, salin...	2.6	69.0	4s



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## PROPERTY PHOTOS



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