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# Riverdale Almonds



**Price Reduced**



**19.43± Acres  
Fresno County, California**

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CA BRE #00020875



# Riverdale Almonds

19.43± Acres

**Price Reduced**

\$949,000

**DESCRIPTION:**

This 19.43± acre property consists of a beautiful custom 2,977± sq. ft. home with 17.25± acres of 14th leaf almonds. The home is 4 bedrooms, 3 bathrooms with a 2 car garage, and 2 HVAC units. Property has 1 well that services both the residence and almond orchard.

**LOCATION:**

This property is located at 675 W. Riverdale Avenue, just east of Riverdale in Fresno County, CA.

**LEGAL:**

Fresno County APN# 055-240-69.

**SOILS:**

Dello sandy loam.

**PLANTINGS:**

There are 17.25± acres of almonds, 50% Non parell, 50% Aldrich, all 16' x 22' spacing. Neighboring properties planted in grapes, walnuts, pistachios and alfalfa.

**WATER:**

Property has one 10HP submersible well, 350± ft. deep, bowls set at 210± ft. with standing water at 140± ft. The well is used for the both residence and orchard. Orchard is irrigated by double drip line. Property has Laguna Class 1 water entitlement.

**PRICE/TERMS:**

\$949,000 cash at close of escrow. Seller to be reimbursed for all 2018 cultural cost.

**NOTES:**

The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

Production history, plant tissue analysis and irrigation management on file.

Please do not disturb occupants. Showings by appointment only, 24 hour notice to view property and home.

Listing agent to be present at all showings.

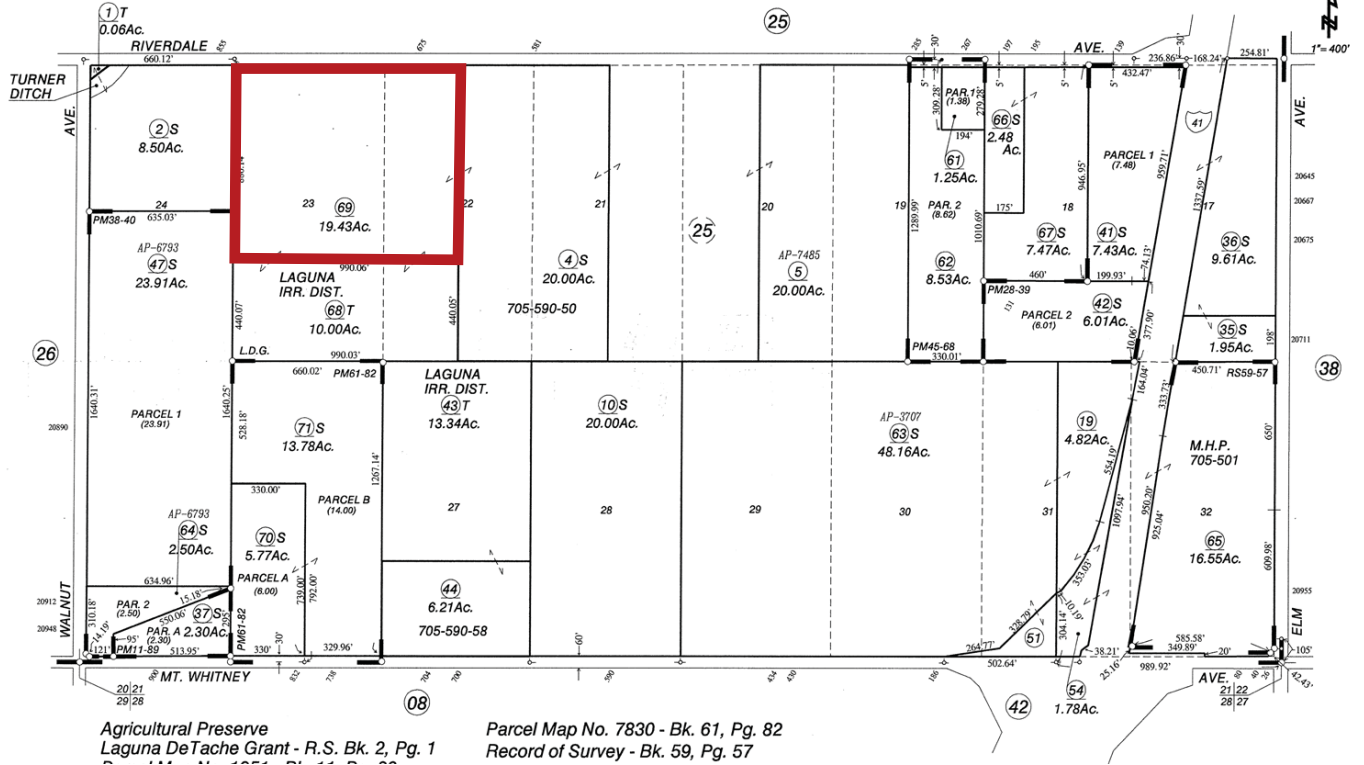
# ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 21, T.17S., R.20E., M.D.B.&M.

Tax Rate Area  
125-004  
170-005

055-24

NOTE  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.



Agricultural Preserve  
Laguna De Tache Grant - R.S. Bk. 2, Pg. 1

Parcel Map No. 7830 - Bk. 61, Pg. 82  
Record of Survey - Bk. 59, Pg. 57



# PLANTING MAP





# LOCATION MAP



# REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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