

NORTH FORK KINGS RIVER FARMLAND

\$6,095,000
(\$13,999±/Acre)



(Looking Northwest)

435.38± Acres
Fresno County, California

- North Fork Kings River Frontage
- Well Water
- Income
- Possible Development to Permanent Crops
- Tax Benefits

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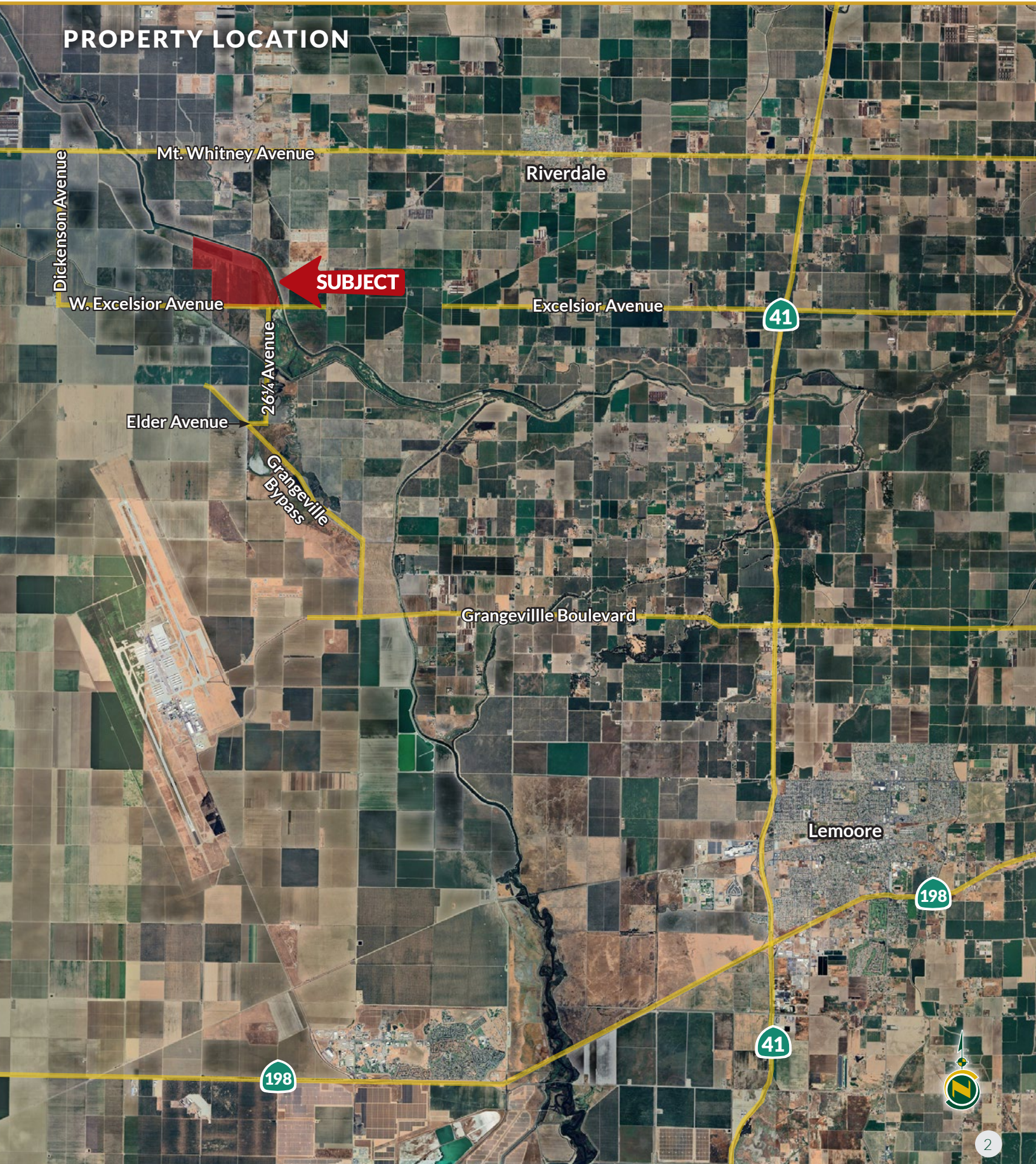
CA DRE #00020875

NORTH FORK KINGS RIVER FARMLAND

435.38± Acres
Fresno County, CA



PROPERTY LOCATION



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435.38± Acres
Fresno County, CA



PROPERTY INFORMATION

LOCATION

The offering is located on the north side of West Excelsior Avenue and 26¼ Avenue. Regionally, the subject property is located 5± miles southwest of Riverdale, 11± miles northwest of Lemoore, 25± miles south of Fresno, 90± miles northwest of Bakersfield, and 205± miles south of San Francisco.

DESCRIPTION

This 435.38± assessed acre opportunity is located in the farming area of Riverdale, CA. This land is currently being farmed to alfalfa and field crops. The surrounding lands are planted to pistachios, alfalfa, wheat, corn, tomatoes and almonds. The property is located in Laguna Irrigation District (portion), but does not receive water. The land has frontage along the North Fork of the Kings River. The farm is primarily irrigated by 4 wells. The opportunity features Kings River frontage, well water, income, and possible development to permanent crops and tax benefits.

LEGAL

Portion of the E ½ of the NE ¼ of Section 31 and portion of the south and north ½ of Section 32 all in Township 17S, Range 19E, MDB&M. APN: 053-100-04s and 49s, Fresno County

ZONING

The land is zoned AE-40 Exclusive Agricultural, and is enrolled in the Williamson Act.

SOILS

- 94.8±% (101) Armona loam partially drained, 0 to 1 percent slopes, irrigated capability class, 3 rating1
- 5.2±% (101) Armona loam partially drained, irrigated capability class, 3 rating

WATER

61.50± acres of the property is located in Laguna Irrigation District (LID), but does not receive water. The property is located on the North Fork of the Kings River. There are 2 wells with submersible pumps, 1 well with a 100HP electric pump and 1 well with a 125HP diesel motor and gear head. The property has 3 out of service submersible wells. The owner has advised us the property has a 20HP lift pump in the Kings River that is used when water is available. The land is in the North Fork GSA.

PRICE/TERMS

\$6,095,000 (or \$13,999±/acre) cash at close of escrow. Property is leased through 2026, but tenant is open to early termination.



(Looking Southeast)

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PROPERTY OVERVIEW



100HP Electric Well

Out of Service
Sub Well

Equipment Yard

Out of Service

Sub Well

Out of Service

125HP Diesel Well

20HP Ditch Pump

W. Excelsior Avenue

26 1/4 Avenue

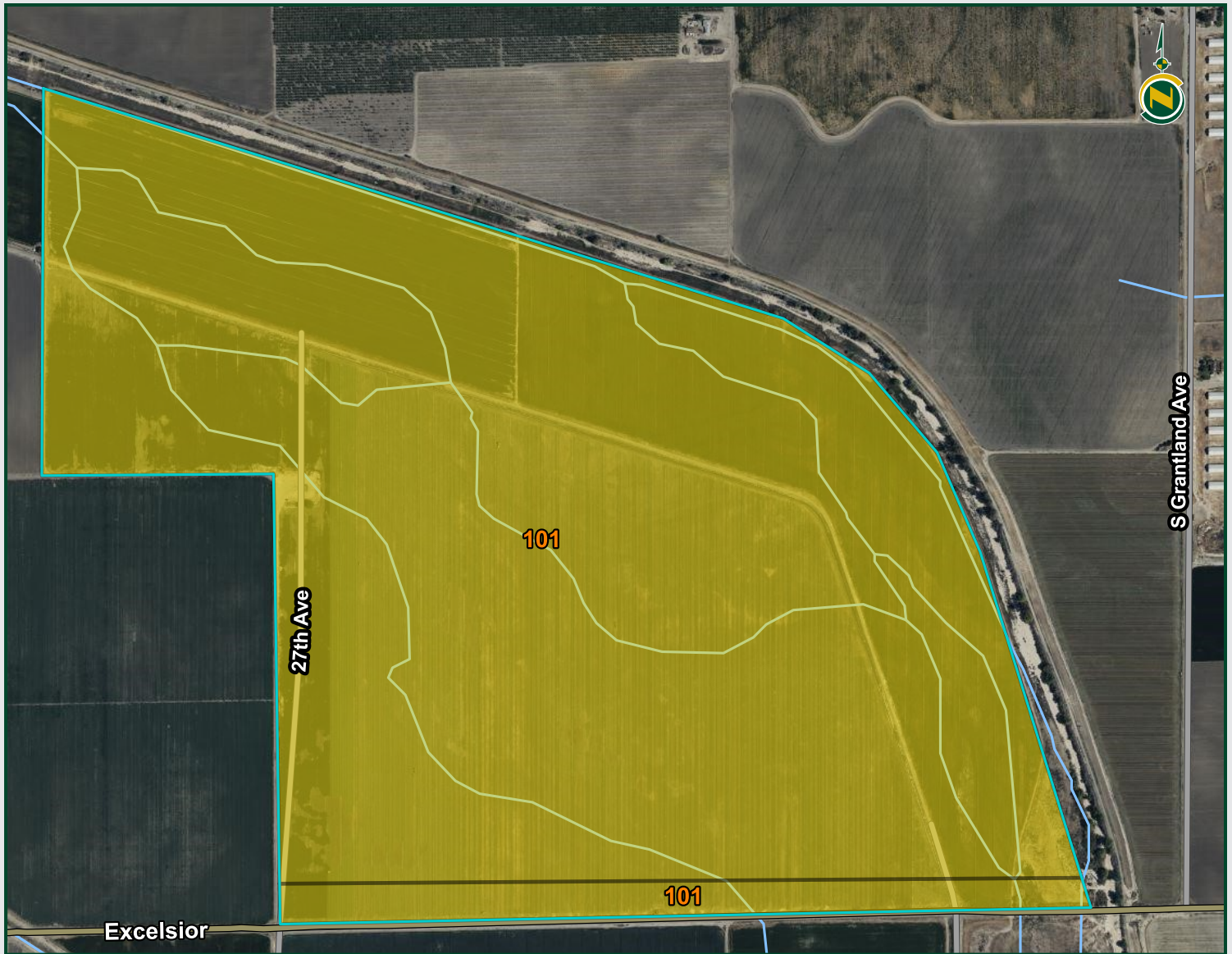


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SOILS MAP



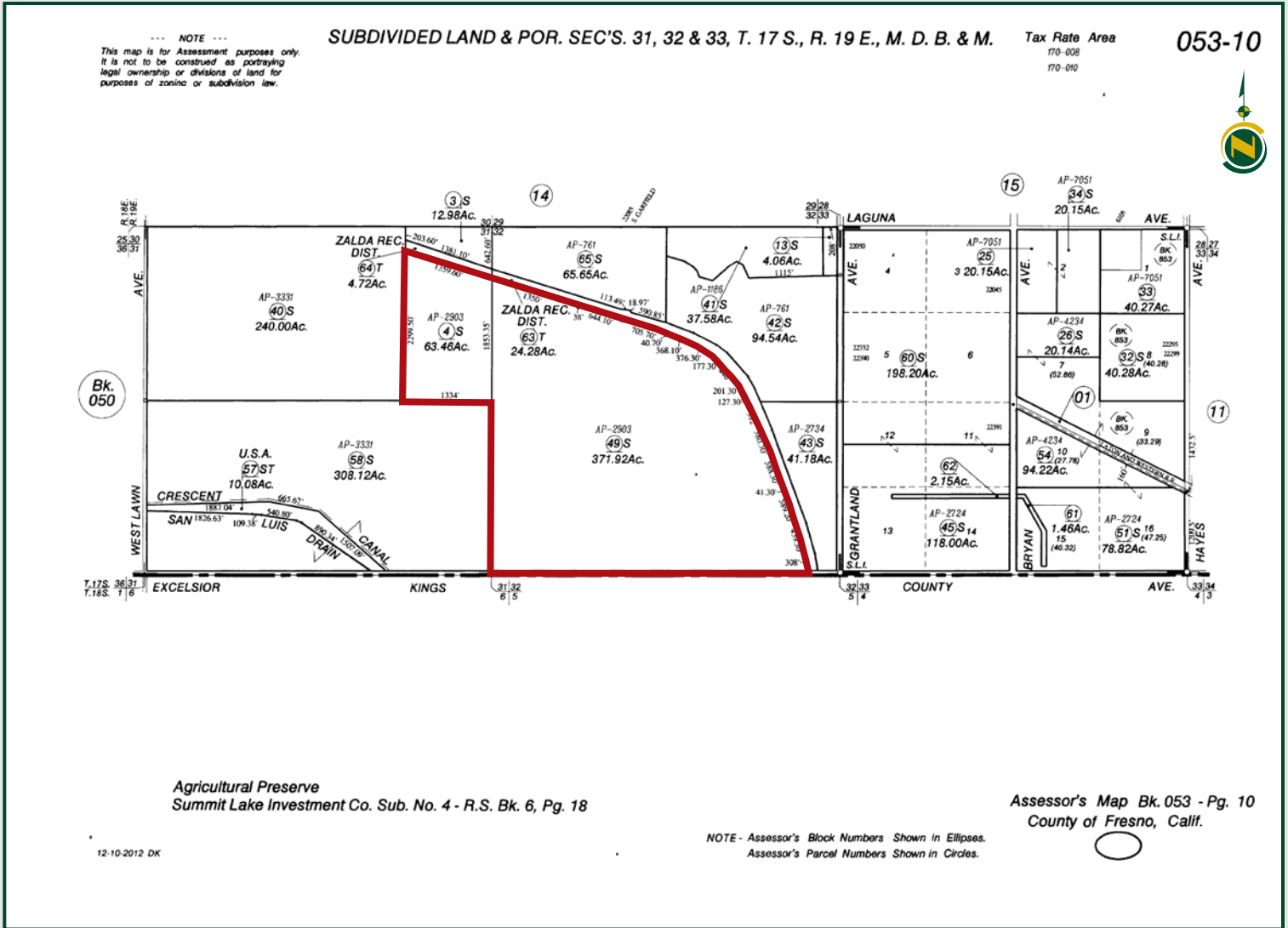
Irrigated Capability Class			
Map unit symbol	Map unit name	Rating	Percent of AOI
101	Armona loam, partially drained	3	100%

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PARCEL MAP



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PROPERTY PHOTOS

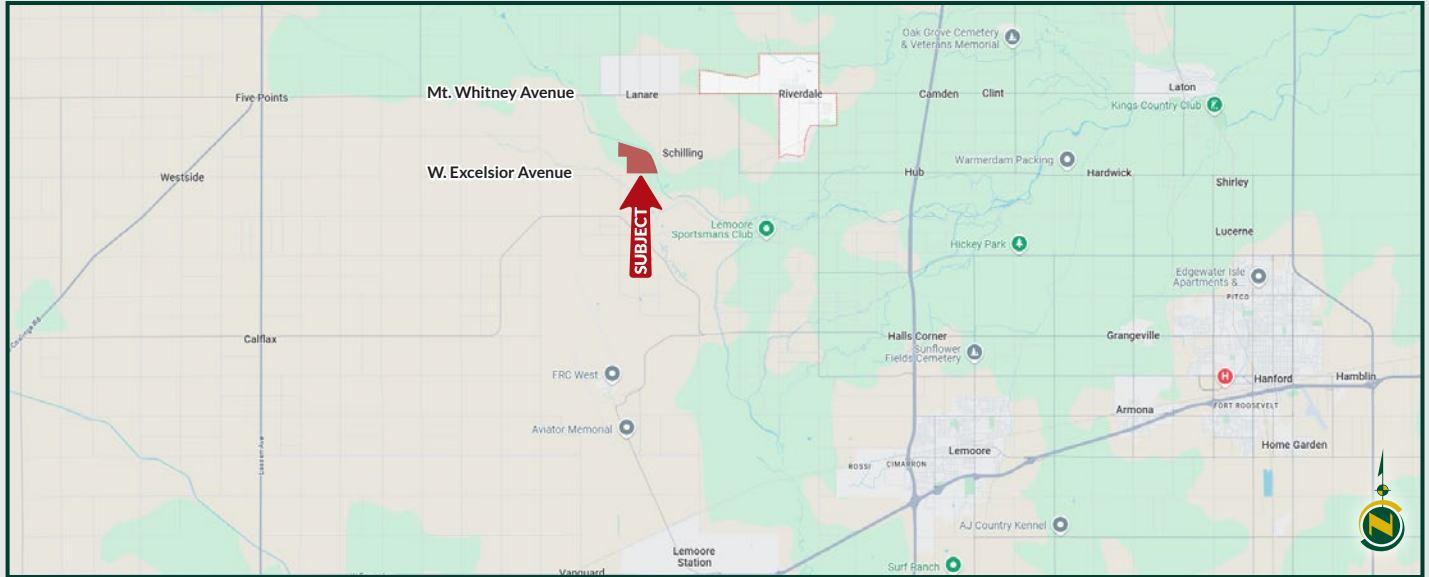


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LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

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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