



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Air-Way Gins



157.94± Acres
Fresno County, California

- Former cotton gin
- Westlands Water District
- Class 1 soils

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Air-Way Gins

157.94± Acres

\$1,750,000

LOCATION: 13037 W. Gale Avenue, Huron, CA 93234, Fresno County.

DESCRIPTION: Formerly a cotton gin, seed storage and bale yard.

LEGAL: Located on the NE 1/4 of Section 20, T20S, R18E, M.D.B.&M.
Fresno County APN's: 078-140-11s, 13s and 14s.

ZONING: AE-20 (Agriculture exclusive, 20 acre minimum parcel size). Parcels 13s and 14s are in the Ag Preserve (Williamson Act).

WATER: Westlands Water District outlet. Two domestic wells.

SOILS: 100% Westhaven loam, 0-2% slopes, Grade 1, Excellent

**BUILDINGS/
IMPROVEMENTS:**

Office	1,500± sq. ft. with 70' scale
Classing office	4,500± sq. ft.
Gin building	15,000± sq. ft.
Shop	4,000± sq. ft.
Storage	1,600± sq. ft.
Seed barn	50,000± sq. ft.
1 house	2,400± sq. ft.
3 mobile homes	
Dock area	
3 diesel tanks, 10,000 gallons each	
2 propane tanks, one 18,000 gallons and one 12,000 gallons	

PRICE/TERMS: \$1,750,000 cash at close of escrow.

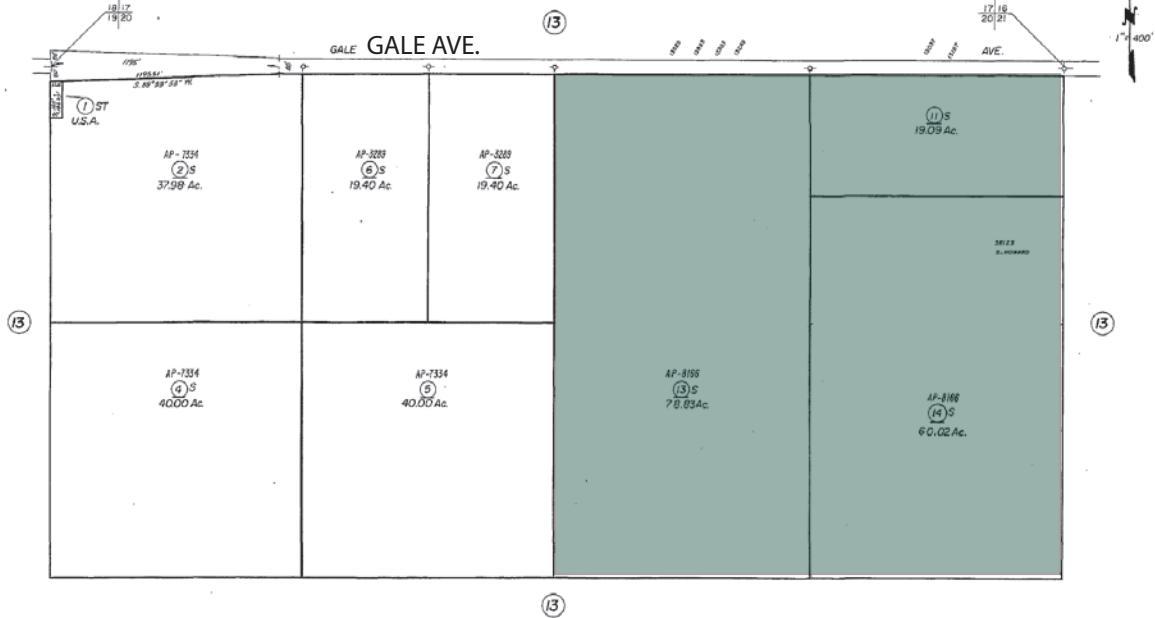
ASSESSOR'S PARCEL MAP

— 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.

POR. SEC. 20, T.20S., R.18S., M.D.B.&M.

Tax Rate
77-002

78-14



Agricultural Preserve

Assessor's Map Bk. 78 -Pg. 14
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

PROPERTY PHOTO



AIR-WAY GINS DIESEL TANKS



AIR-WAY GINS OFFICE & SCALE



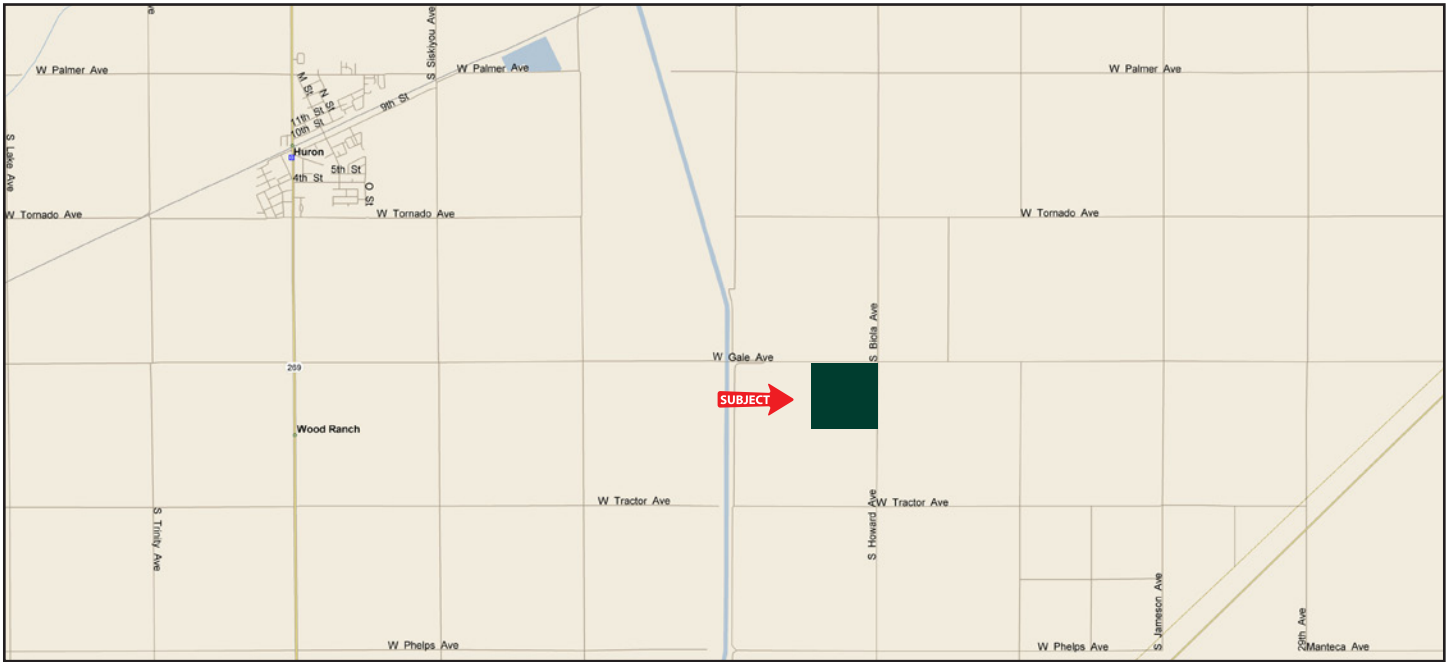
AIR-WAY GINS SHOP



AIR-WAY GINS CLASSING OFFICE



LOCATION MAP



REGIONAL 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

Offices Serving The Central Valley

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3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



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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.

