

TRANQUILLITY I.D. COTTON GIN & OPEN LAND

159.64± Acres
Fresno County, California

\$3,112,980
(\$19,500/Acre)



- Open Land for farming or module storing
- Portions in Westlands Water District & Tranquillity I.D.
- Gin, Storage Bldgs., Office



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Exclusively Presented by:



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PROPERTY LOCATION



Boundary Lines
Are Approximate



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PROPERTY INFORMATION

DESCRIPTION

This cotton gin offering is located in Tranquility, CA and offers plenty of open ground for module storage and/or farming. Approximately 94.40± acres of the subject property is located within the boundaries of the Westlands water District (WWD), with 21.41± acres (cotton gin site) located within the boundaries of Tranquility Irrigation District (TID). The remaining portion, total of 43.83± acres, is not located within a water district and is not improved with an on-site water source.

LOCATION

South side of W. Clayton Ave., W. of S. Tuolumne Ave.
Address: 28285 W. Clayton Avenue, Tranquility, CA 93668.

LEGAL

Fresno County APN's: 028-041-016S, 028-041- 62S & 028-081-53S.
Located in a portion of Sections 11 & 24, T15S, R15E, M.D.B.&M.

ZONING

AE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

SOILS

Tachi clay, 0-1% slopes
Lillis clay, 0-1% slopes

WATER

94.4± Acs. in Westlands Water District, but does not receive water.
Gin facility site, 21.41± Acs. in Tranquility Irrigation District.
Cotton module storage yards, 43.83± Acs. not located in a water district.

BUILDINGS/STRUCTURES

Building Description	Size Sq. Ft.	Foundation	Frame	Siding	Roofing	Built
New Gin	22,250	Concrete	Steel	Metal	Metal	1996
Old Gin	12,580	Concrete	Steel	Metal	Metal	1970
Seed Storage 1	26,600	Concrete/Dirt	Steel	Open	Metal	1990
Seed Storage 2	77,500	Concrete/Dirt	Steel	Open	Metal	1990
Office/Scale House	680	Concrete	Wood	Stucco	Comp	1970
*Labor Dwelling	1,770	Pier	Wood	Stucco	Comp	1970
Total Bldg. Area 141,380						
*Currently being rented for \$150/month						

PRICE/TERMS

\$3,112,980 all cash at the close of escrow.

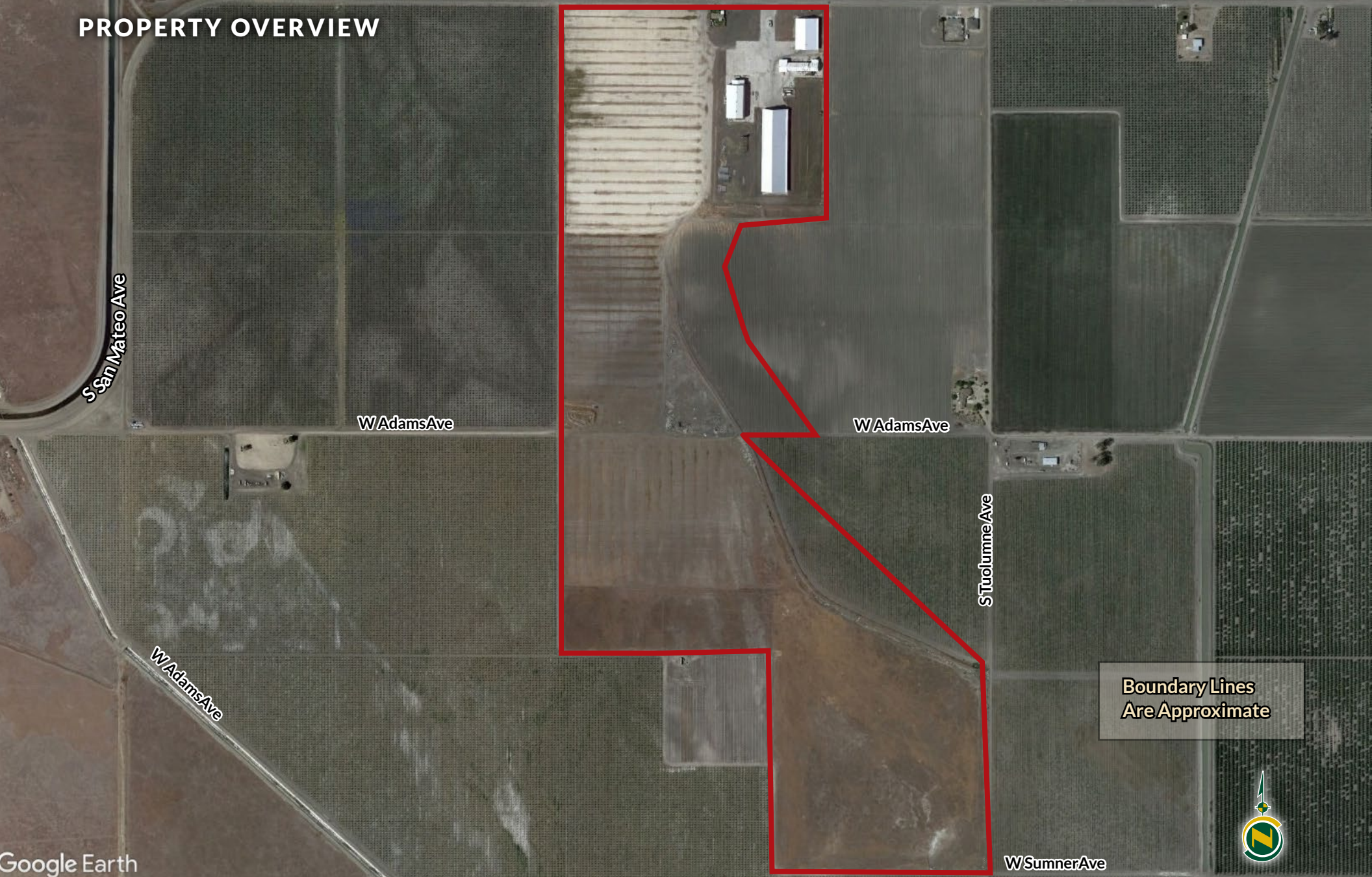


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PROPERTY OVERVIEW



Boundary Lines
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Google Earth

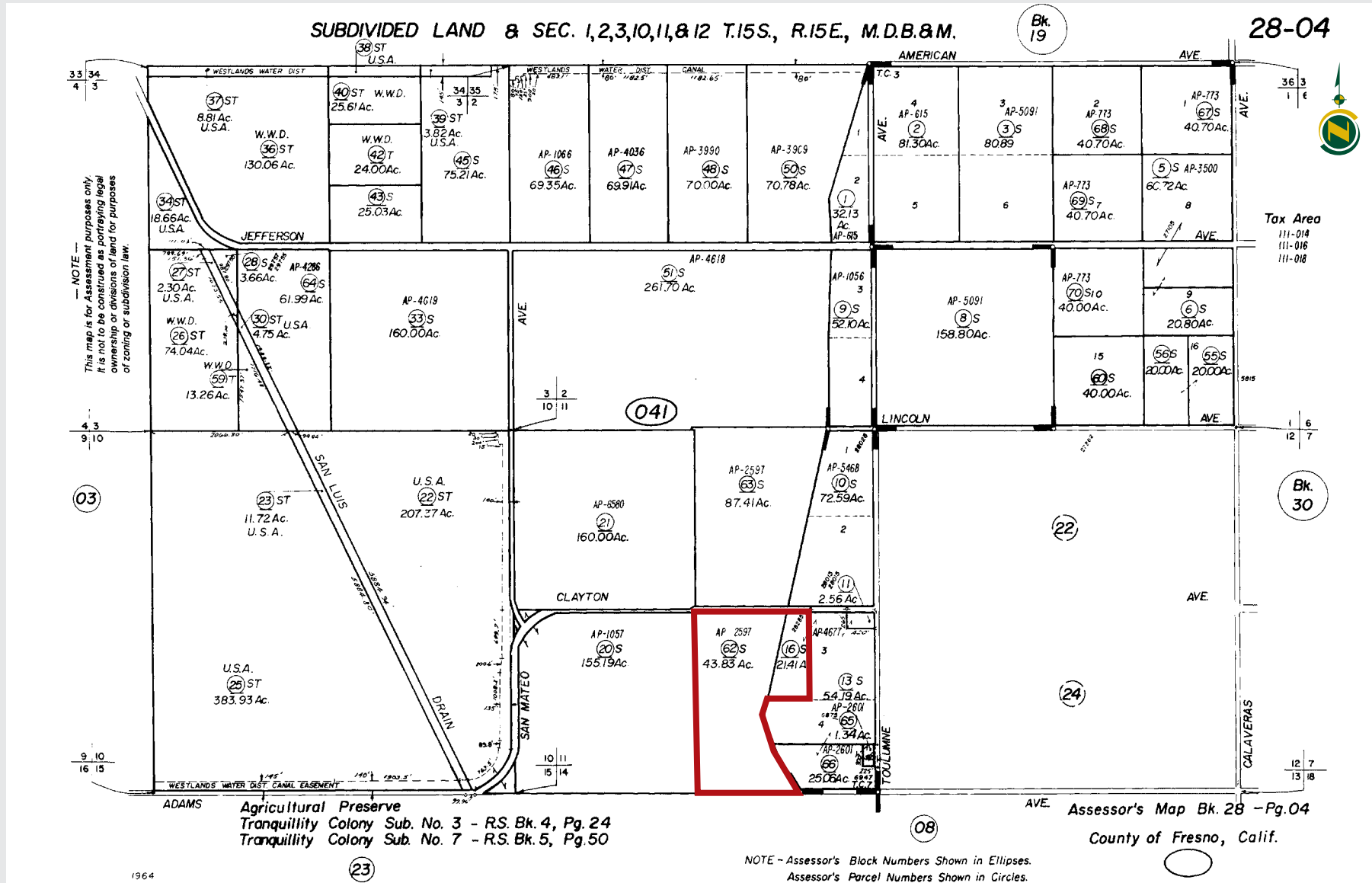


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SOILS MAP

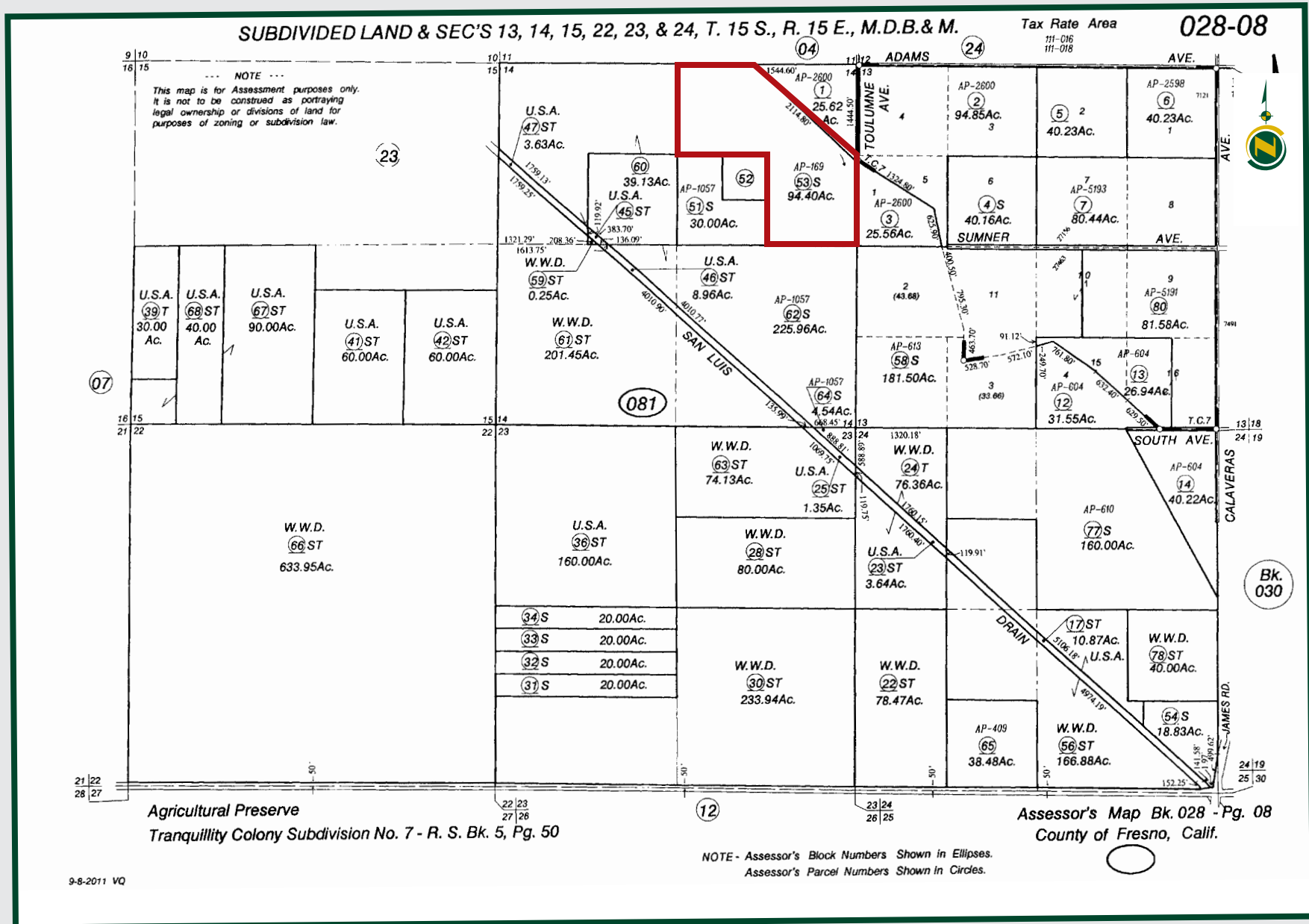


TRANQUILITY I.D. COTTON GIN & OPEN LAND

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PARCEL MAP



TRANQUILLITY I.D. COTTON GIN & OPEN LAND

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PROPERTY PHOTOS



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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.