

FOR SALE



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AGRICULTURAL PROPERTIES
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Alta Vista Gin



**39.71± Assessed Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**

- Potential Headquarters Site
- Dry Storage Buildings
- Good Access to I-5



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CA BRE #00020875



Alta Vista Gin

39.71± Assessed Acres

\$600,000

LOCATION:

The NEC of Lincoln and San Diego Avenues, approximately 7± miles south-west of the City of Mendota (Address: 5854 S. San Diego Avenue, Mendota, CA 93640).

LEGAL:

39.71± assessed acres located in the SW 1/4 of the SW 1/4 of Section 3, T15S, R14E, M.D.B.&M.
Fresno County APN's: 028-130-12s & 46s.

ZONING:

AE-20 (Agricultural Exclusive 20 acre minimum parcel size).

**BUILDINGS/
IMPROVEMENTS:**

Office: The office contains 1,860± sq. ft., including its attached scale house. Construction consists of a wood frame, concrete foundation, stucco siding and a shingle roof. There is a 70' truck scale located along its west side.
Cotton Gin Building: The cotton gin facility is constructed of a rigid steel frame with corrugated metal siding and roof over a reinforced concrete slab foundation. The structure was built in 1952 and contains a total of 9,159± sq. ft.
Seed Storage Building: The 18,369± sq. ft. facility has a concrete foundation and side constructed building with a metal roof.
Module Cover: The module feed cover is a 9,600± sq. ft. steel frame structure constructed with a dirt and concrete foundation, partial metal siding on two sides and a metal roof.
Shop: The storage building is a 3,510± sq. ft. steel frame structure constructed with a concrete foundation, metal siding and a metal roof.
Other Out-Buildings: Two older employee houses, a small chemical shed and garage.

**SITE
IMPROVEMENTS:**

1,600 amp service, 70' truck scale, chain link fencing and an open cotton seed storage slab.

EQUIPMENT:

None.

WATER:

(1) Domestic well and pressure tank.

SOILS:

Ciervo, wet-Ciervo complex, saline-sodic, 0-1% slopes
Calflax clay loam, saline-sodic wet, 0-2% slopes

PRICE/TERMS:

\$600,000 cash at the close of escrow.

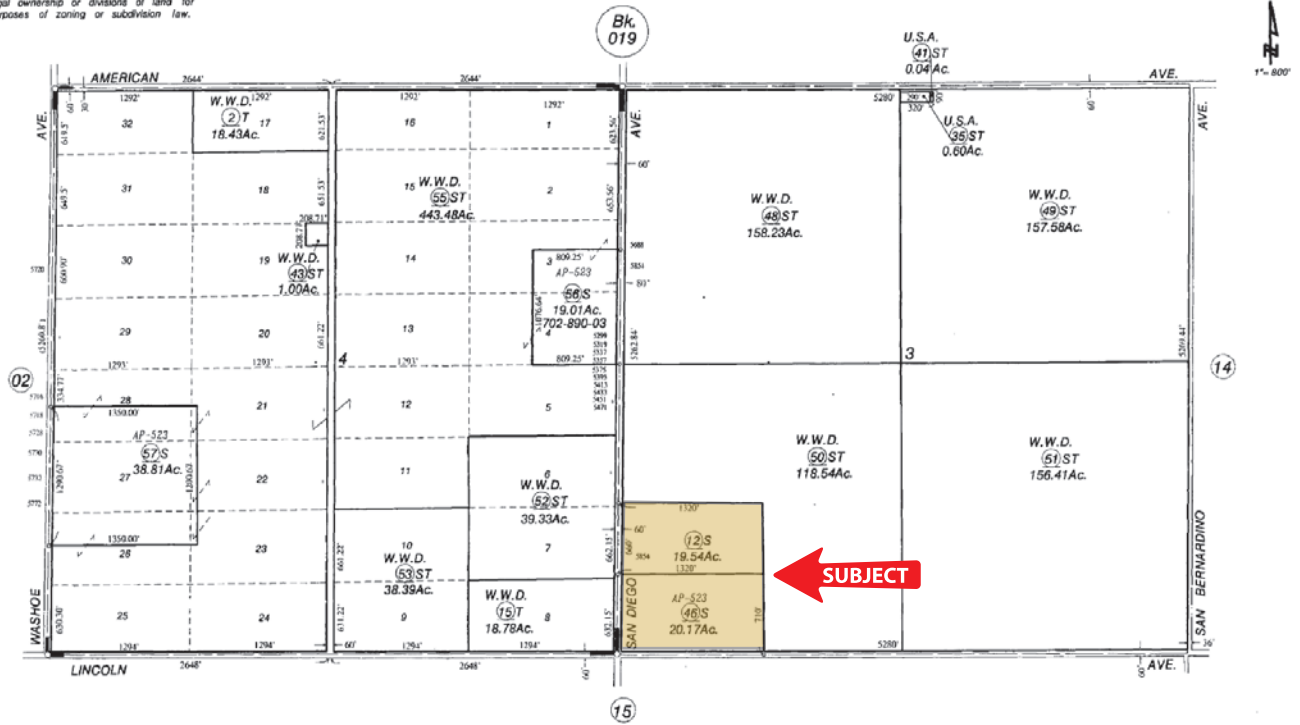
ASSESSOR'S PARCEL MAP

--- 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.

SUBDIVIDED LAND IN SEC'S. 3 & 4, T. 15 S., R. 14 E., M.D.B. & M.

Tax Rate Area
140-096

028-13



Agricultural Preserve
California Land Investment Co. Tract No. 1 - R.S. Bk. 7, Pg. 8

Assessor's Map Bk. 028 - Pg. 13
County of Fresno, Calif.

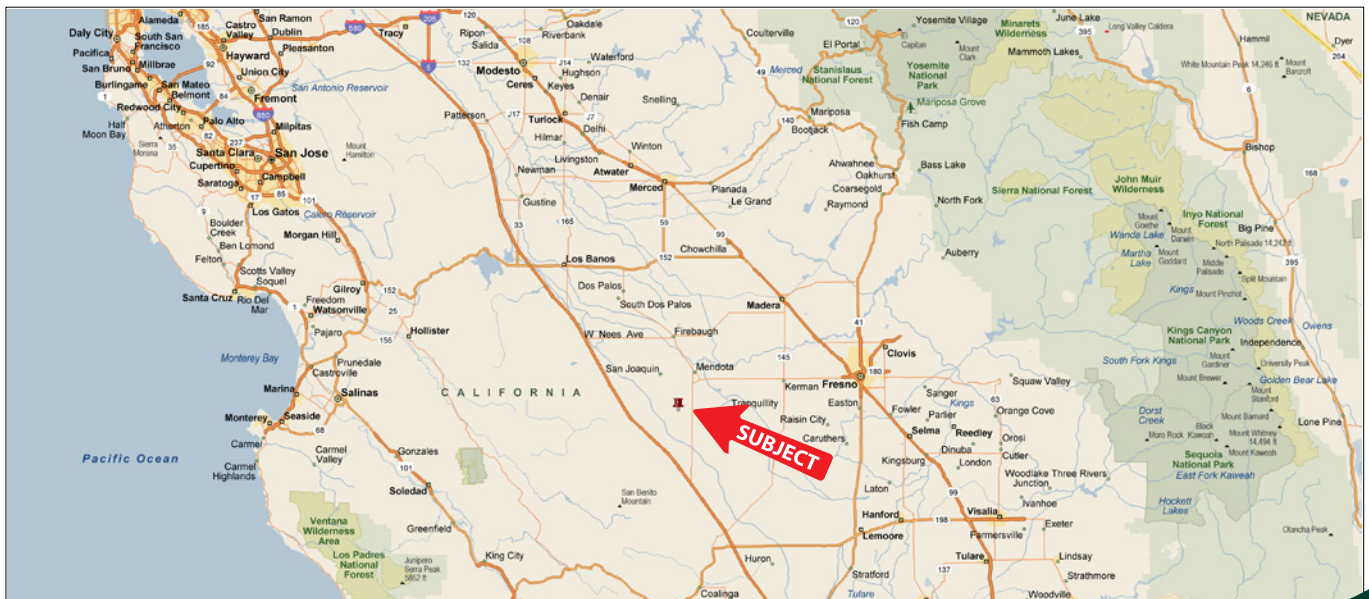
AERIAL MAP



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.

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

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