

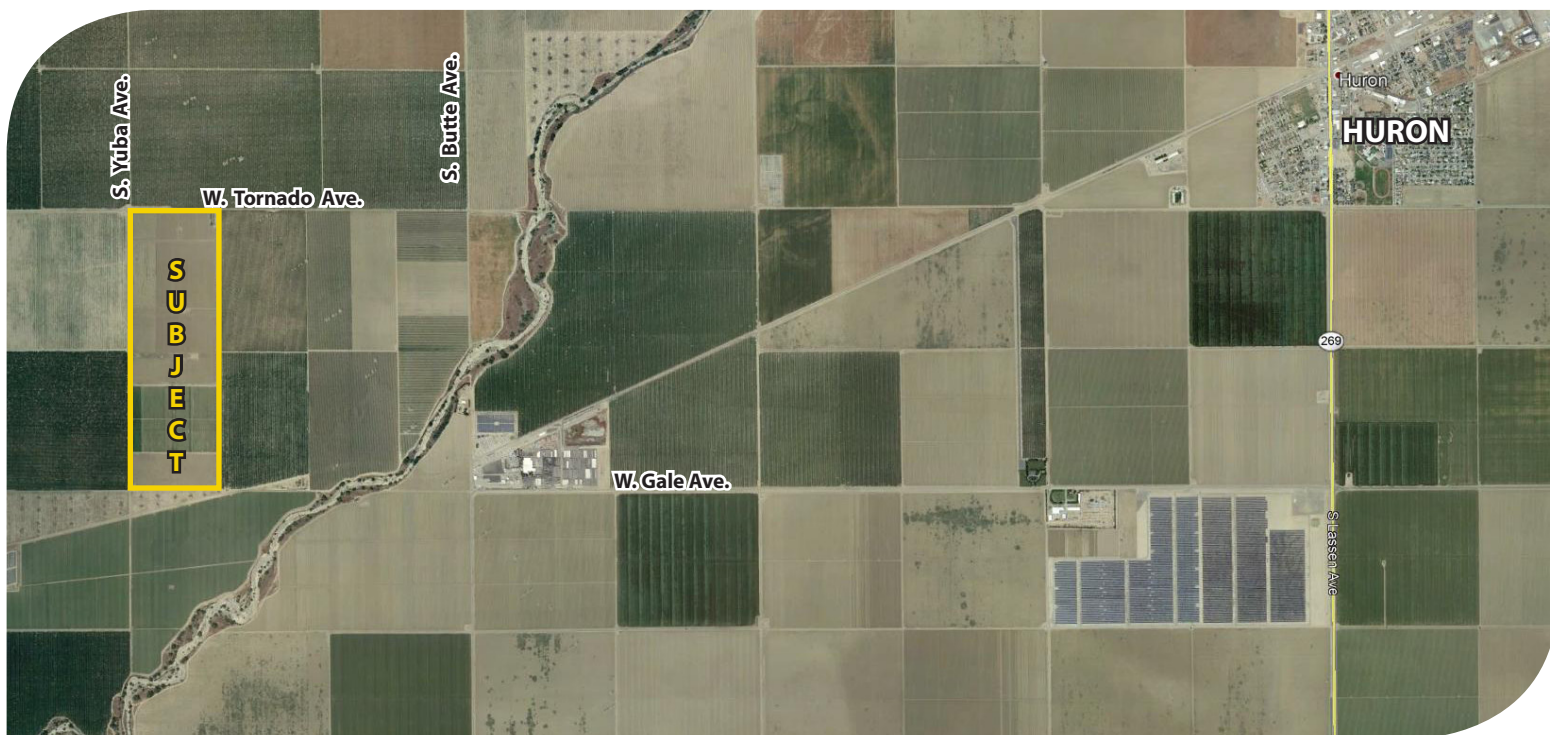
FOR SALE



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Huron Open



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

- Very good soils
- Westlands Water District
- (1) Pump & well, drip irrigation

**Exclusively Presented By:
Pearson Realty**



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Huron Open

199.48± Assessed Acres

\$2,000,000

LOCATION:

Located between Gale and Tornado Avenues, 3/4 mile west of Butte Avenue.
Approximately 3 1/4 miles west of the city of Huron, CA.

LEGAL:

199.48± assessed acres in the W 1/2 of the W 1/2 of Section 18, T20S, R17E,
M.D.B.&M. Fresno County APN: 075-040-35s.

PLANTINGS:

Historically planted to vegetable crops.

WATER:

Westlands Water District (1 turn-out).
(1) 300 HP irrigation pump and well.
(1) Tail water basin
Drip irrigation.
The booster pump and filter station are not included.

SOILS:

Excelsior sandy loam, sandy substratum, 0-2% slopes.
Excelsior sandy loam, 0-2% slopes.
Cerini clay loam, 0-2% slopes.
Westhaven loam, 0-2% slopes.
See soils map.

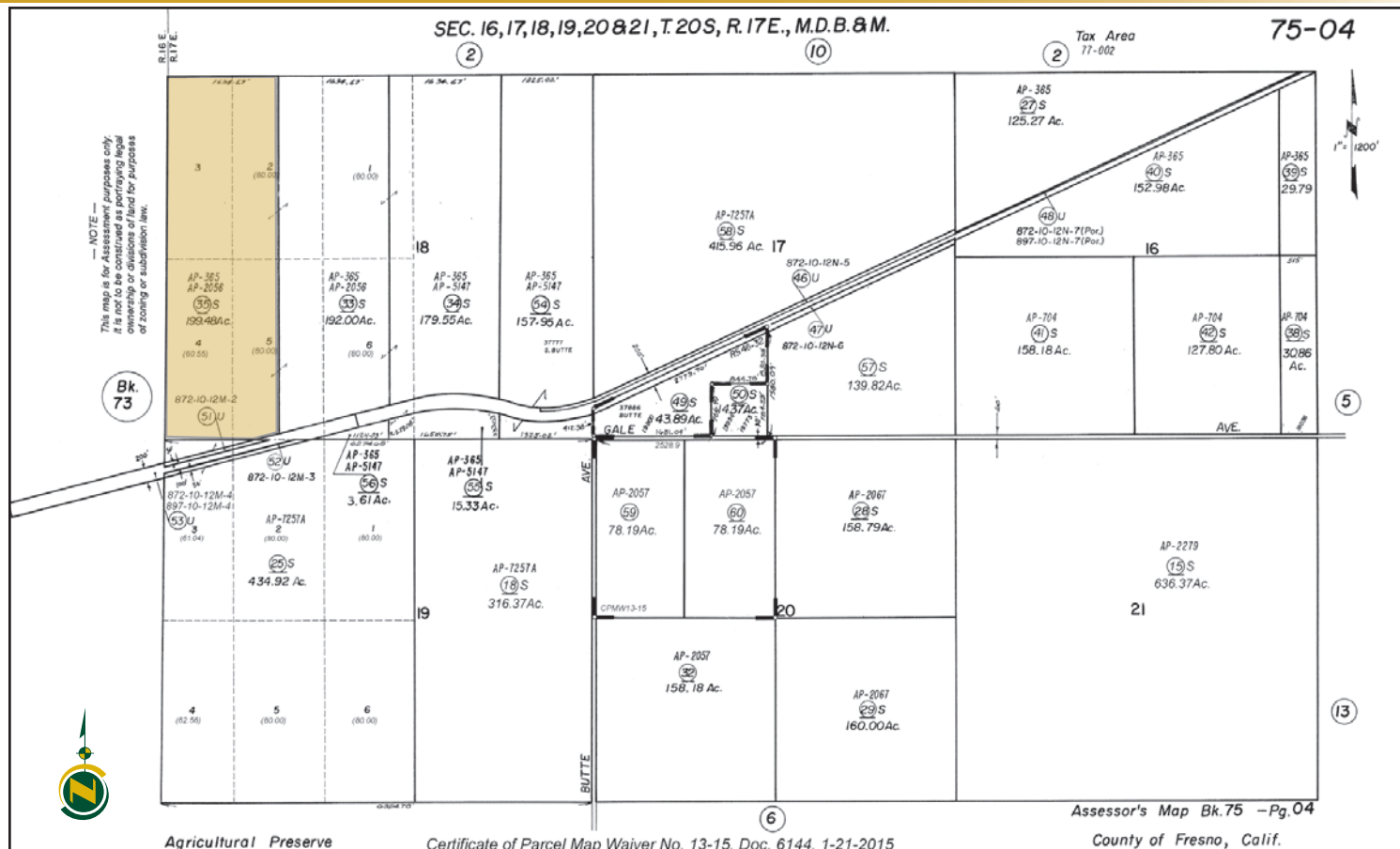
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$2,000,000 cash at the close of escrow.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS LEGEND

**447 = Excelsior sandy loam,
sandy substratum, 0-2% slopes
Grade 1**

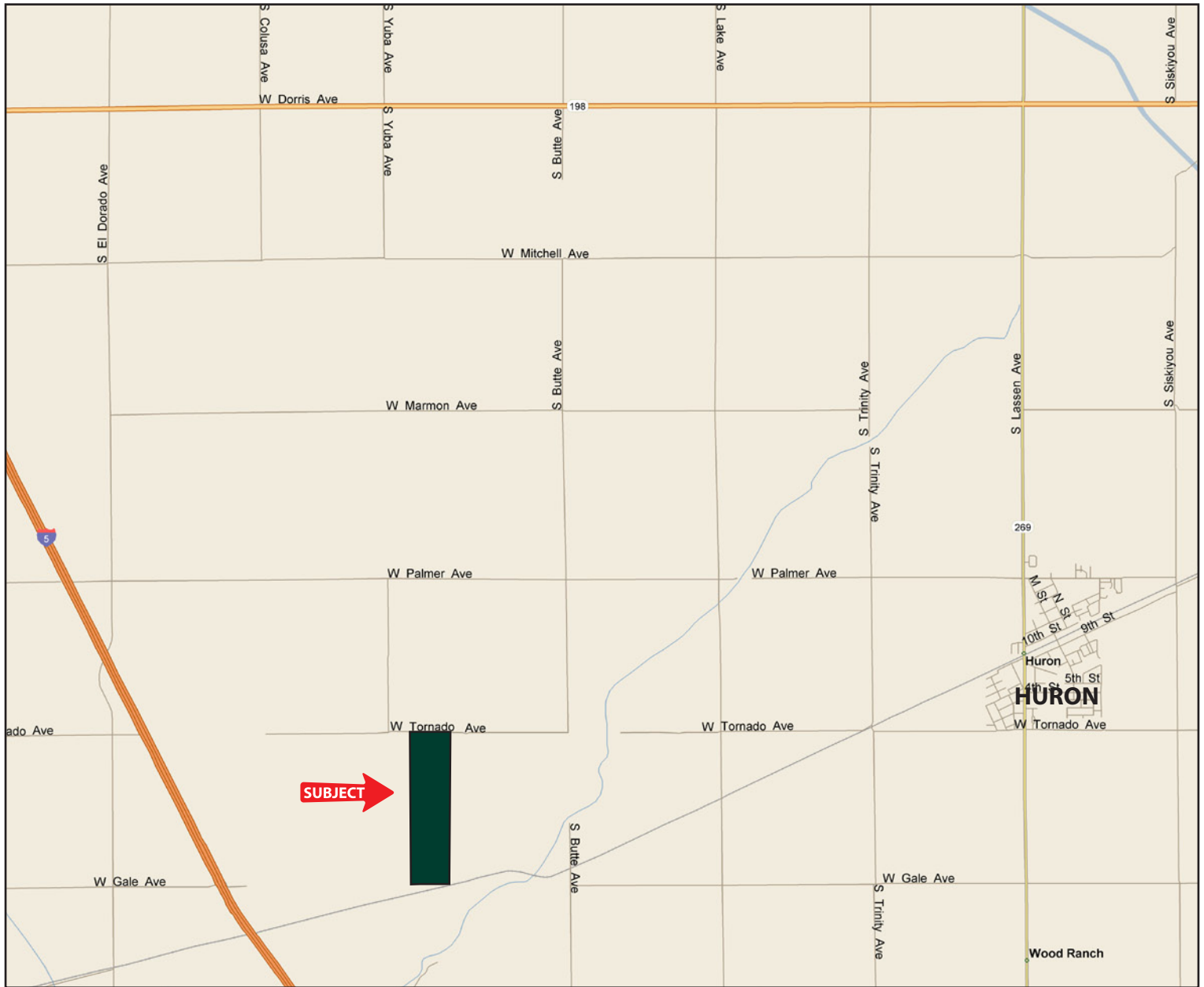
**445 = Excelsior sandy loam,
0-2% slopes
Grade 1**

**479 = Cerini clay loam,
0-2% slopes
Grade 1**

474 = Weshaveen loam,
0-2% slopes
Grade 1



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

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