

For Sale

Air-Way Farms, Inc. & Affiliates

Fresno County, California

Headquarters Building Site

26.86 +/- APN ac.

Price: \$850,000

Terms: All cash. Possession at close of escrow.

Location: In Western Fresno County, approximately 2 miles west of the intersection of Lassen and Mt. Whitney Avenues. Parcel is located in Section 21 of T17S, R17E.

Description: APN 050-080-28
Property includes a headquarters building site (described on a separate page) and some open ground.

Water & Irrigation: Located in Westlands Water District.
Property has one domestic well and one electric deep well.

Taxes: Fresno Co. property taxes for 2007-08 totalled \$6,551.52.

Soil: Posochanet clay loam, saline-sodic, wet, 0 to 1 percent slopes (#475)

Zoning: AE-20; exclusive agricultural zone, 20-ac. minimum

Flood Zone: In Zones A and X per FEMA Flood Hazard Maps dated July 19, 2001, as listed in the Disclaimer. Zone A described as "Areas of 100-year flood; base flood elevations and flood hazard factors not determined." Zone X designated as an area of minimal flooding.

Financing: Prudential may provide financing to qualified buyer(s).

As-Is: This is an "as-is" sale and will be sold without representation or guarantee of any kind.



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For more information,
contact agents:

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APN & Aerial Maps

APN: 050-080-28

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2004 Satellite Images

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Buildings

Site Legend



	Description	Dimensions	Sq. Ft.	Subtotal
A	Office	16 x 53	848	
		16 x 45	720	1,568
B	Shop	40 x 100	4,000	4,000
C	Storage Facility	53 x 70	3,710	3,710
D	Shop	40 x 53	2,120	2,120
		Shop Canopies (2) 40 x 23.5(ea)	940 (ea)	1,880
E	Parts Facility	20 x 30	600	600
F	Equip Canopy	40 x 100	4,000	4,000
G	Storage	40 x 82	3,280	
		Storage Canopy 40 x 18	720	4,000
H	House	26.5 x 37	981	
		22 x 25	550	
		House Addition 16 x 22	352	1,883
I	Carport	21.5 x 29.5	634	634
J	Duplex	22 x 70	1,540	1,540
K	Duplex	22 x 63	1,386	1,386
L	Duplex	22 x 70	1,540	1,540
Total Improvements				28,861

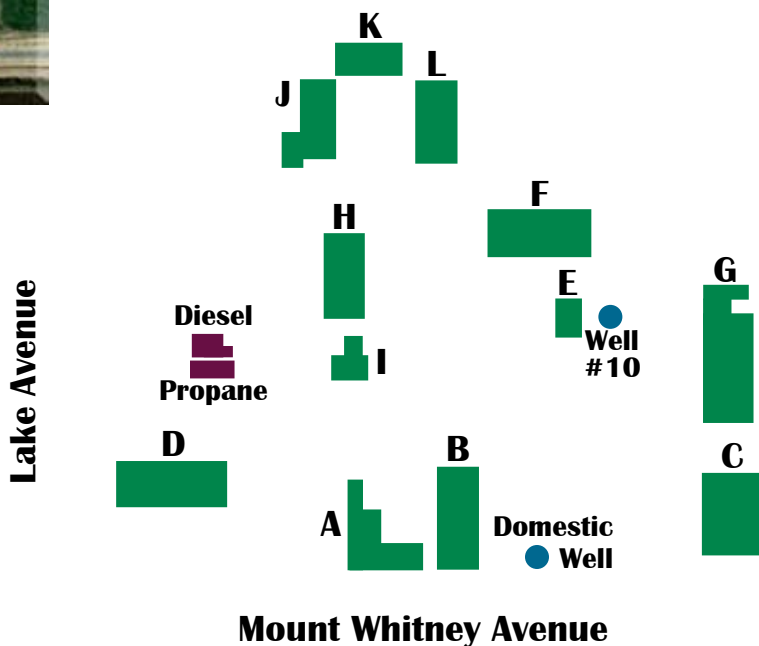
Wells:

Domestic:

20 hp submersible

Deep Well (#10):

150 hp electric



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Building Photos



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Disclaimer

Water and Reclamation Law: Seller has not made, and hereby disclaims, any and all representations, warranties or assurances to:

- (a) quality, adequacy, availability, reliability, transferability or cost of surface or well water or water rights, if any, for Real Property;
- (b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from Westlands Water District or any other irrigation or water district;
- (c) price at which District Water, if any, may be obtained;
- (d) normal, historic, or expected amounts or allocations of District Water to extent Real Property and Buyer are eligible to receive same;
- (e) acres of "arable land," "irrigable land" or "irrigation land" comprising Real Property, or any portion thereof;
- (f) water supply of Westlands Water District itself, or continued ability of such district to deliver any District Water to Real Property;
- (g) extent to which Real Property is located within boundaries or service area of Westlands Water District or any other irrigation or water district.

Buyer is hereby notified that federal and state water and any heretofore unmanaged or unregulated ground water is subject to major changes, and such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, and cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

Seismic Zone

None of subject property located in Fault Rupture Hazard Zone per Alquist-Priolo Special Studies Zone Act of 1972.

Flood Insurance Information

Fresno County property is located in Flood Hazard Zones A and X, per FEMA Flood Hazard maps 06019C - 2575F, 2850F, 2875F, 3300F, 3450F and 3475F, all dated 7/19/2001. See specific flood maps and designations listed for each ranch. Zone A is described as "Areas of 100-year flood; base flood elevations and flood hazard factors not determined." Zone X is designated as an area of minimal flooding.

General

Information contained herein is from sources CAPS considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guaranty of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.

CAPS, as real estate broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or other conditions; may be withdrawn from the market without advance notice, and is subject to any special listing conditions or requirements the Seller may impose.

