



## **185+/- Acres of Ventura County Prime Income Producing Farmland**

- 180+/- Farmable Acres – Comprised of 3 Parcels
- APNs 109-0-061-180,-200 &-040 Parcel Acreages: 114+, 55+, 15+
- In Row Crop Production - Currently planted in peppers
- Water Source – Private Ag Water Well & Domestic Water
- Improved with 2 Farm Houses, Equipment Sheds, & Access Rds
- Level Topography
- Well Maintained Ranch – Leased w/ Sale Release Clause
- Located on Hwy 118 between Center School Rd & Walnut Ave
- Close Proximity to major arteries - 101 Fwy, Hwy 1, & 126 Fwy
- Zoned AE 40 Acre Minimum & Subject to Ventura County SOAR

**Offered at \$10,995,000.**

**Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015**

**Lic #00305498**



**JACOBSON REALTY, INC.**

**445 Rosewood Avenue, Suite J Camarillo, CA 93010**

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**185 +/- Acres of Ventura County Prime Income Producing Farmland, Somis, CA**





## **185 +/- Acres of Ventura County Vegetable Row Crop Land, Somis, CA**





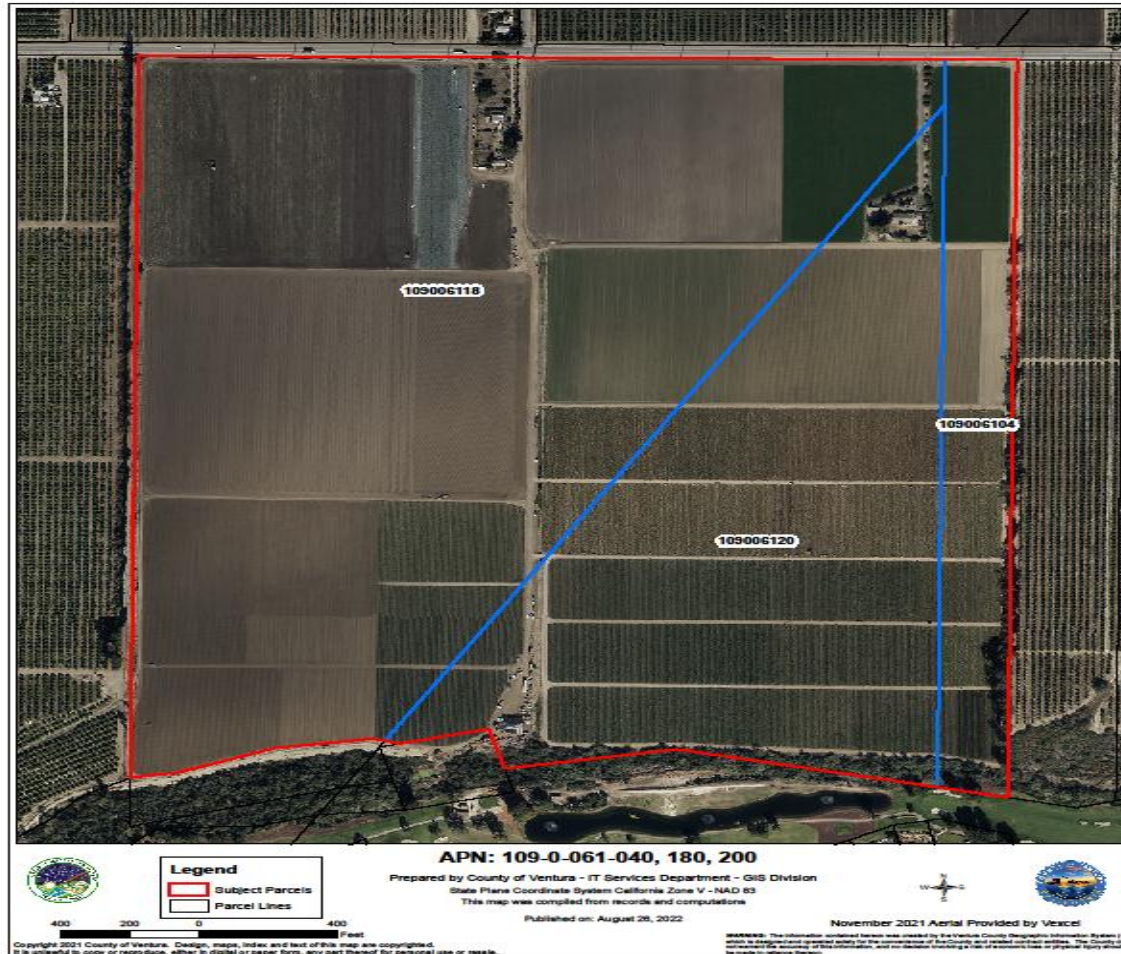
**185 +/- Acres of Ventura County Vegetable Row Crop Land, Somis, CA**





**185 +/- Acres of Ventura County Prime Income Producing Farmland, CA**

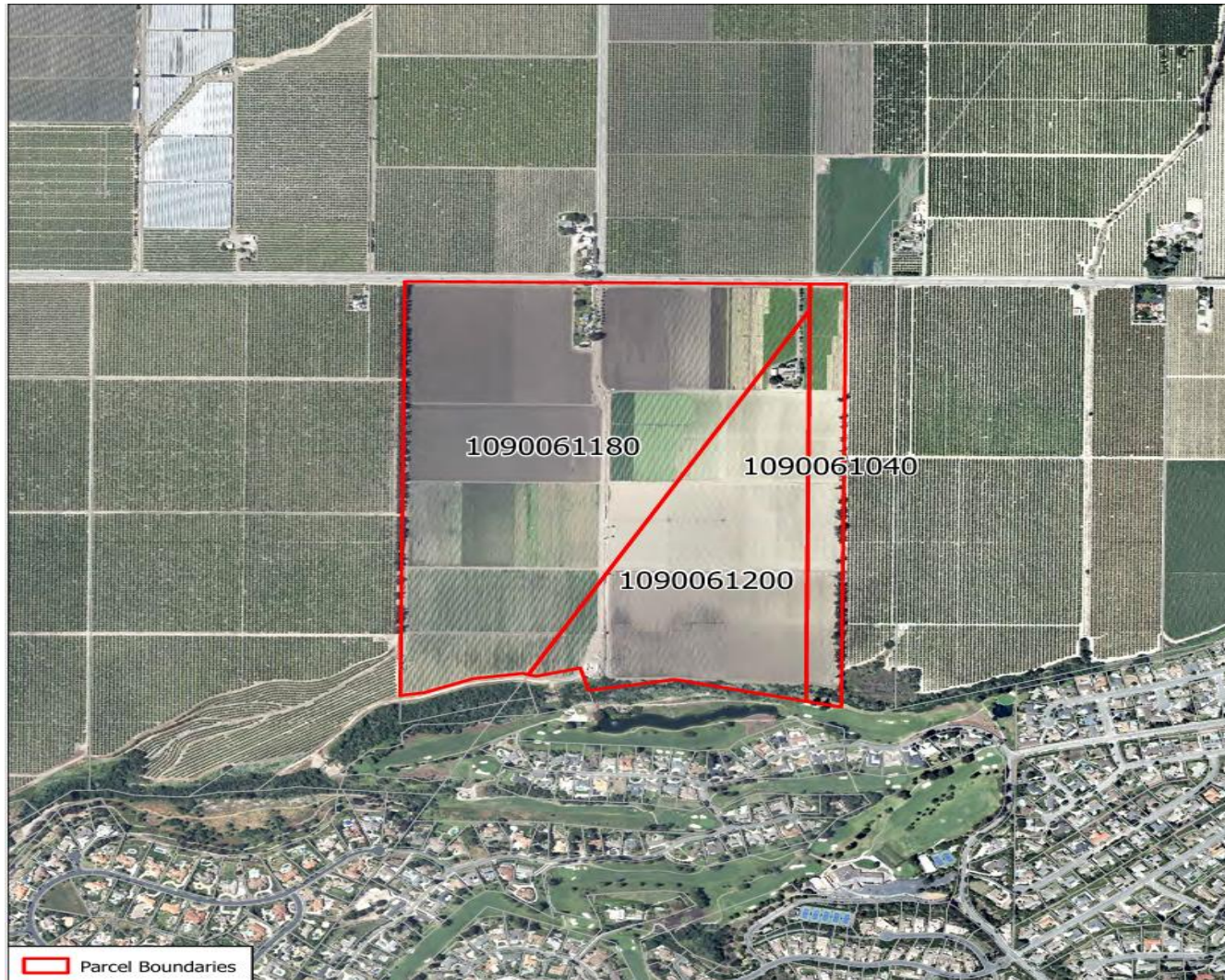




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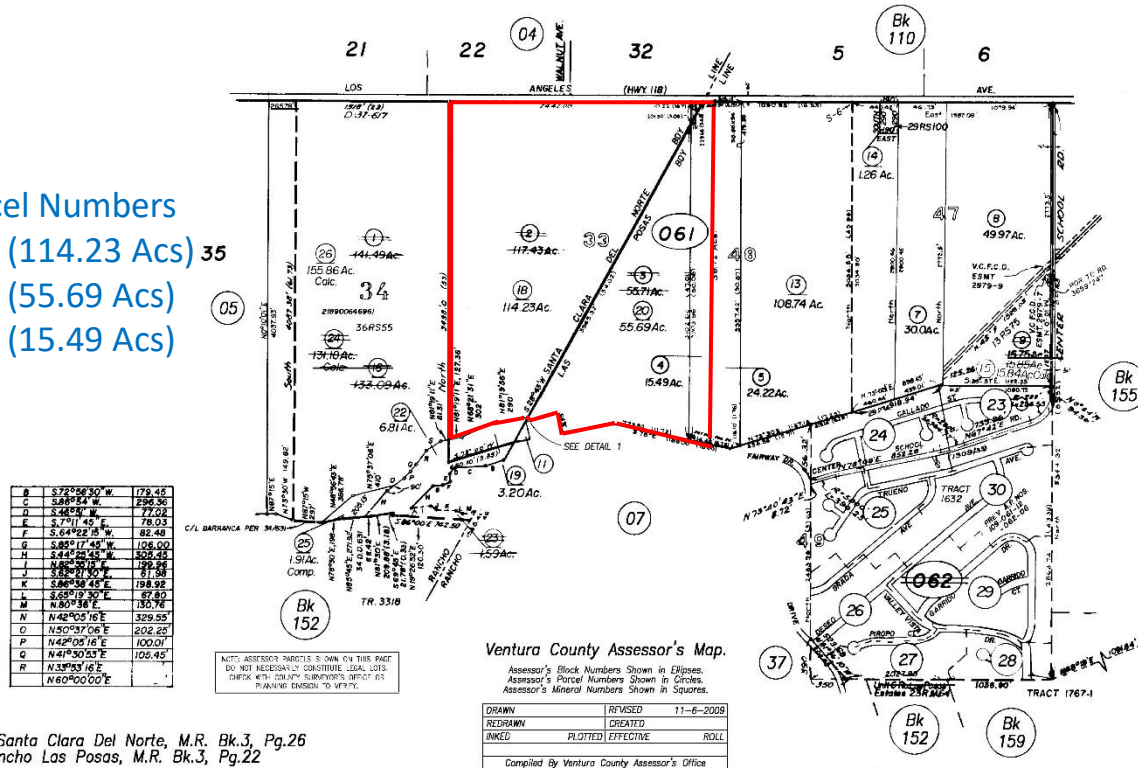
**185 +/- Acres of Vegetable Row Crop Land - Somis, CA**

## 185 +/- Acres of Prime Ventura County Income Producing Farmland, CA

RANCHO SANTA CALRA DEL NORTE, PORTION SUBDIVISIONS 33&34  
RANCHO LAS POSAS, PORTION SUBDIVISIONS 47, 48 & 49

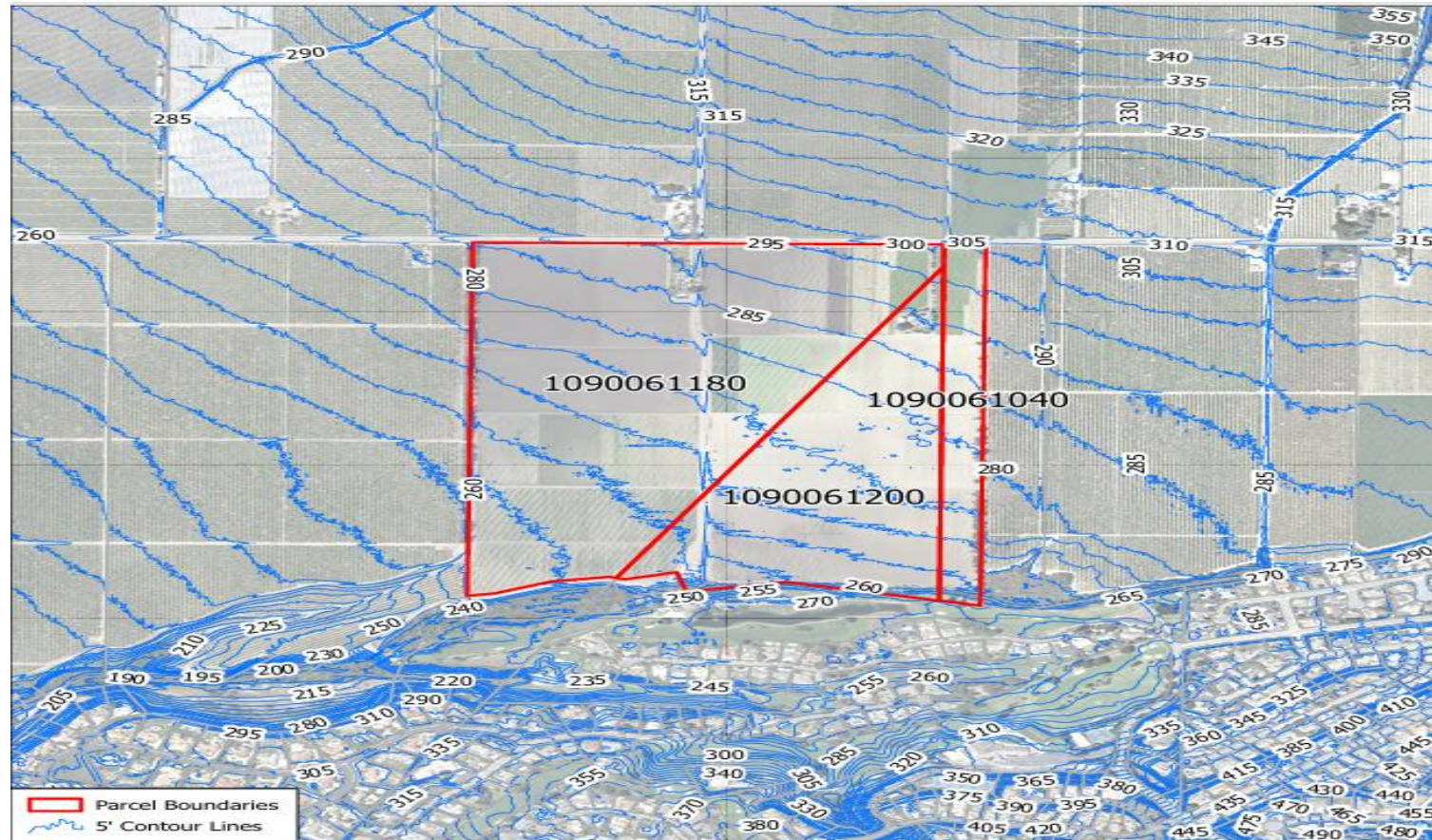
Tax Rate Area 93001 109-06  
93002  
93009  
93017

Assessor's Parcel Numbers  
109-0-061-180 (114.23 Acs) 35  
109-0-061-200 (55.69 Acs)  
109-0-061-040 (15.49 Acs)



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**5' Contour Lines**  
**APNs: 109-0-061-180, -200, -040**  
 Prepared by County of Ventura - Information Systems Department - GIS Division  
 State Plane Coordinate System California Zone V - NAD 83  
 This map was compiled from records and computations  
 Published on: September 9th, 2024



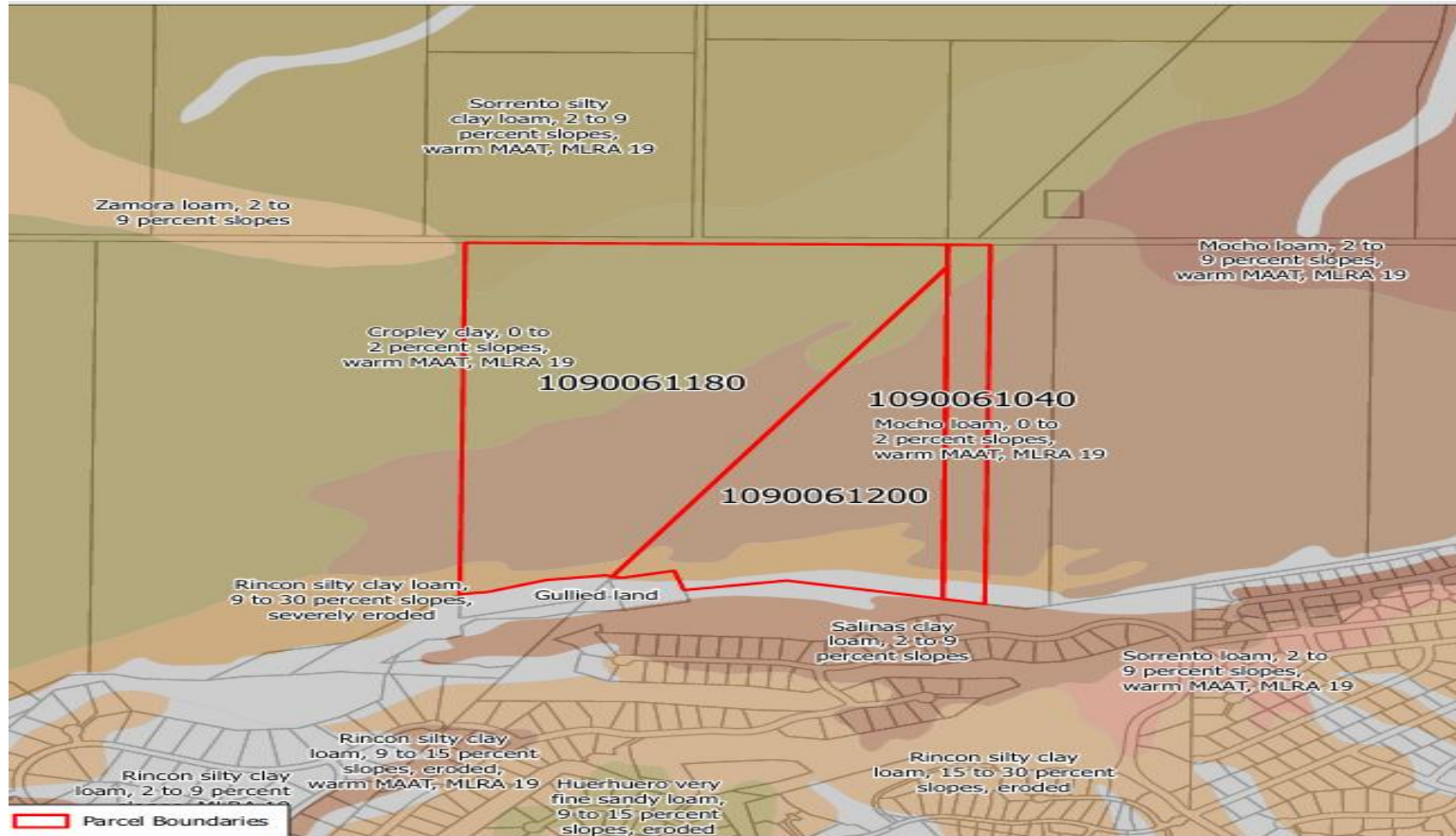
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## 185 +/- Acres of Vegetable Row Crop Land - Somis, CA

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0 1,000 ft

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### Soil Types APNs: 109-0-061-180, -200, -040

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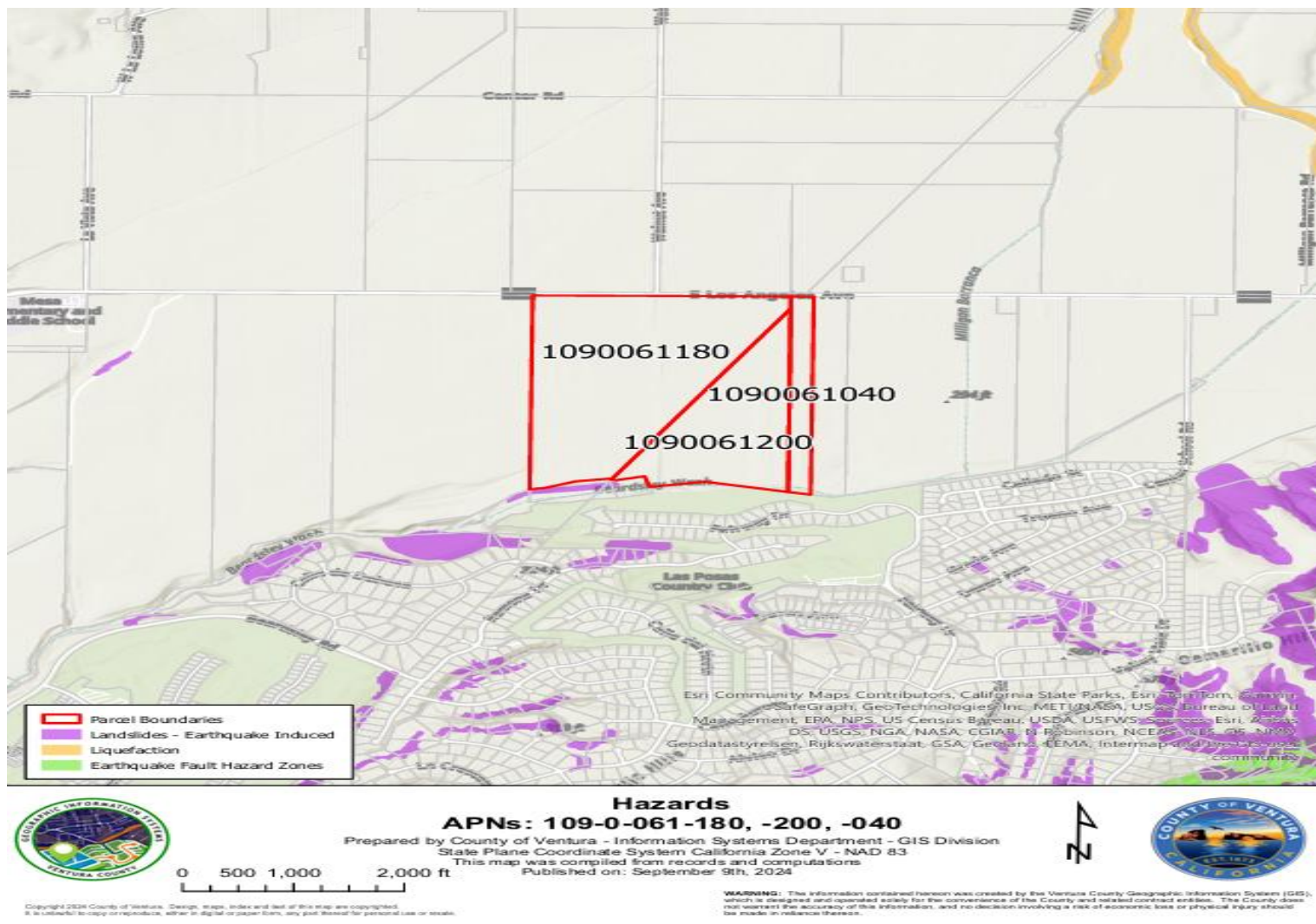


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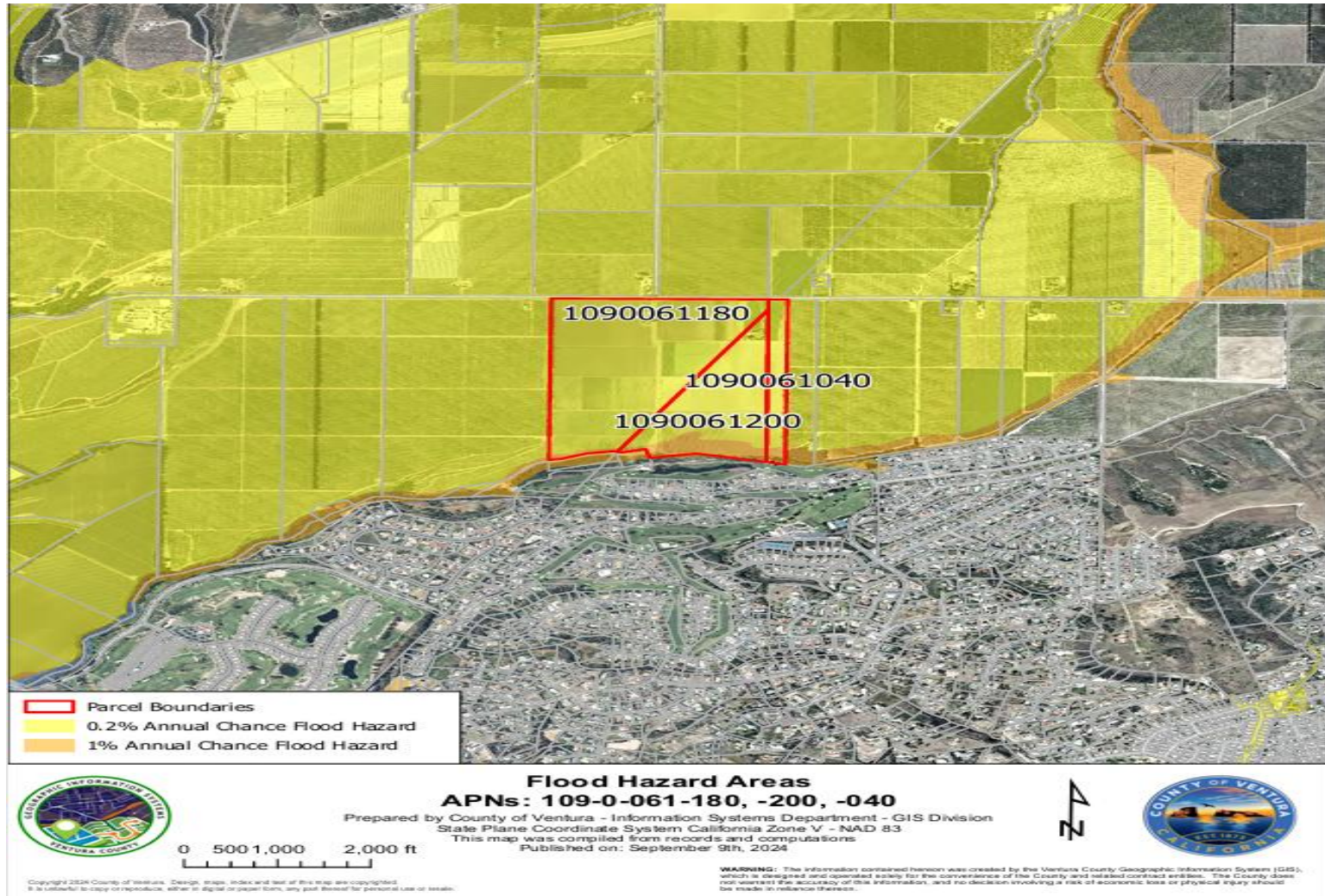




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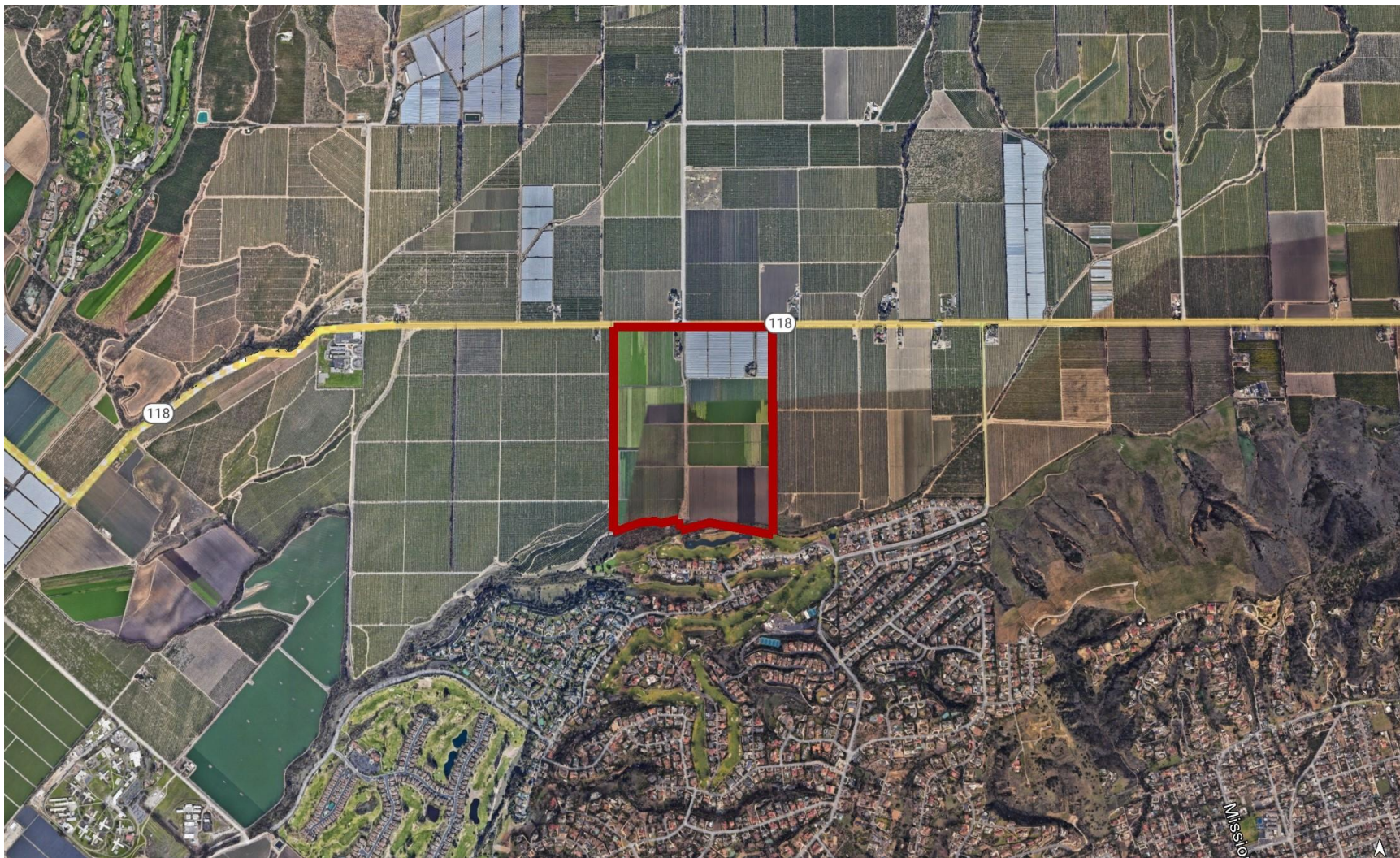




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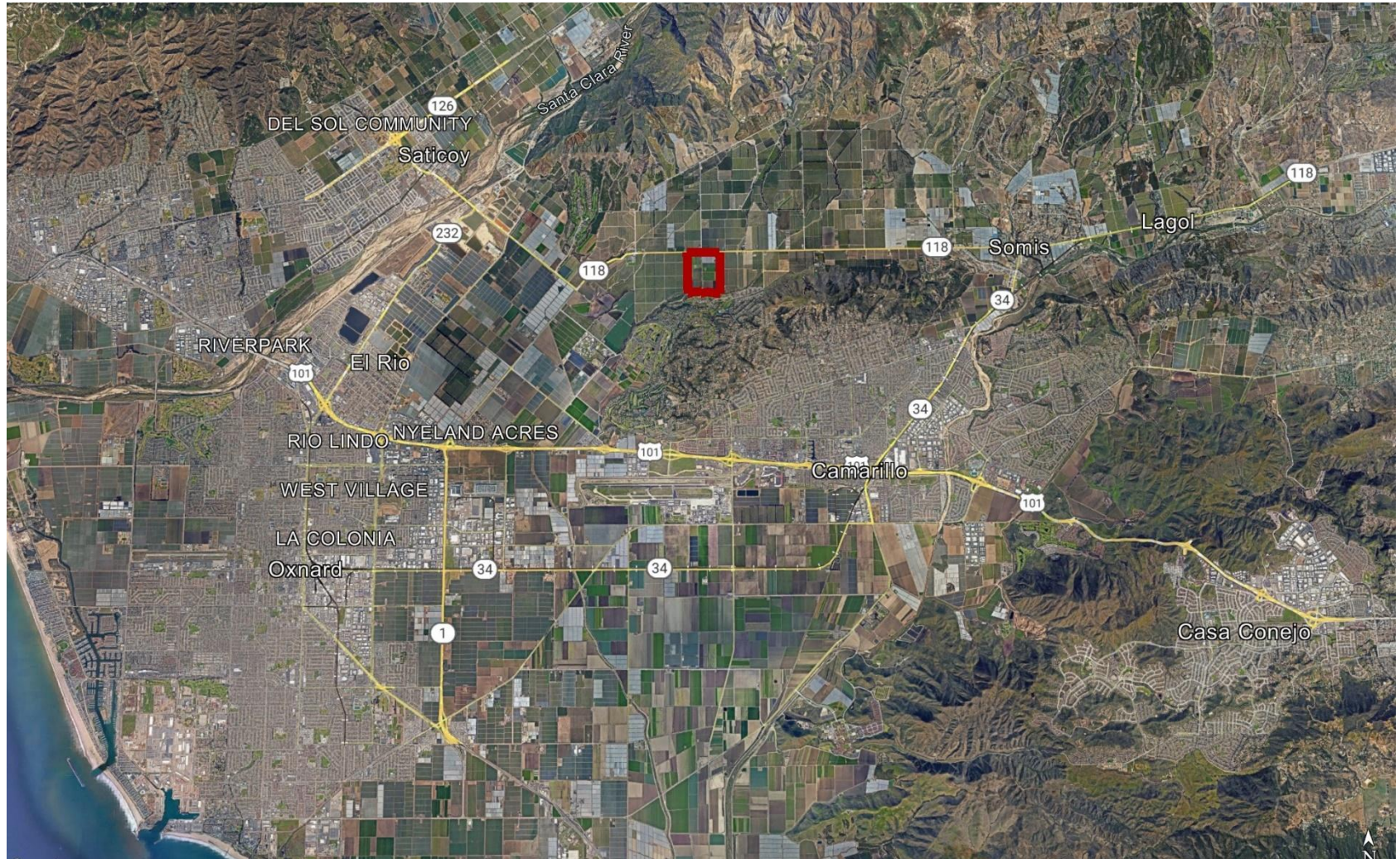




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