



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

For Sale - 150-300 Los Angeles Ave, Somis, CA

Lic # 00305498



JACOBSON REALTY, INC.
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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



For Sale - 150-300 Los Angeles Ave, Somis, CA

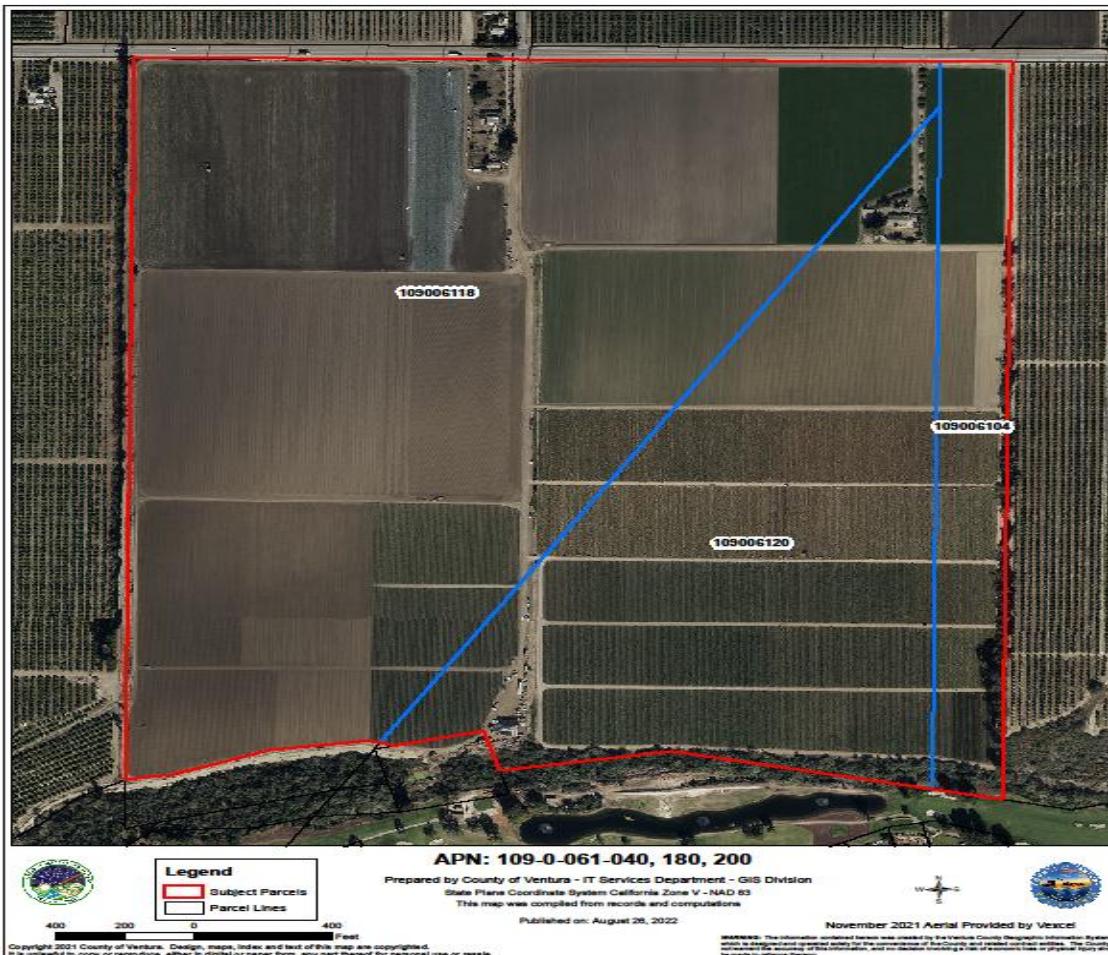
Lic. #00305498



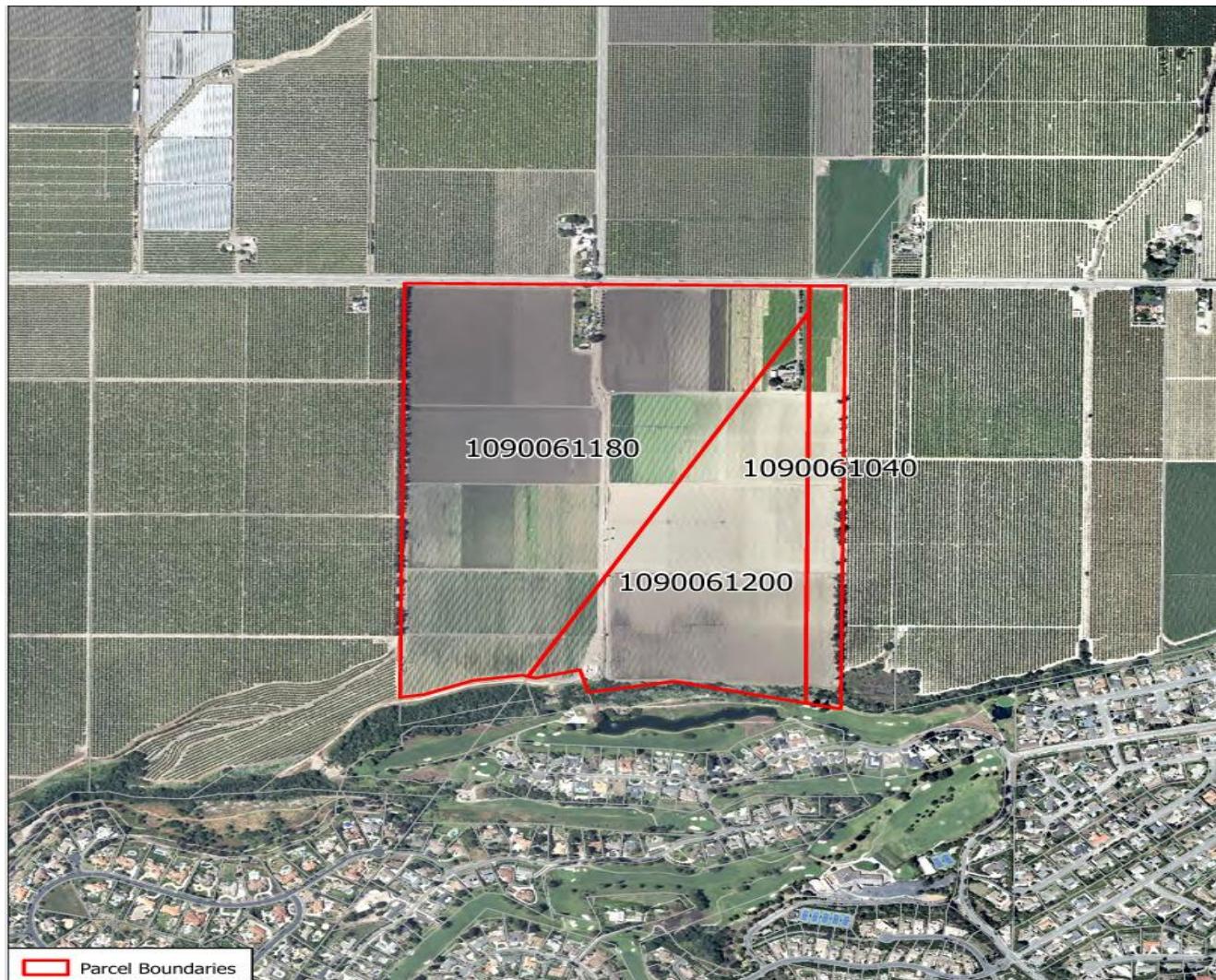
185 +/- Acres of Ventura County Vegetable Row Crop Land, Somis, CA



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

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

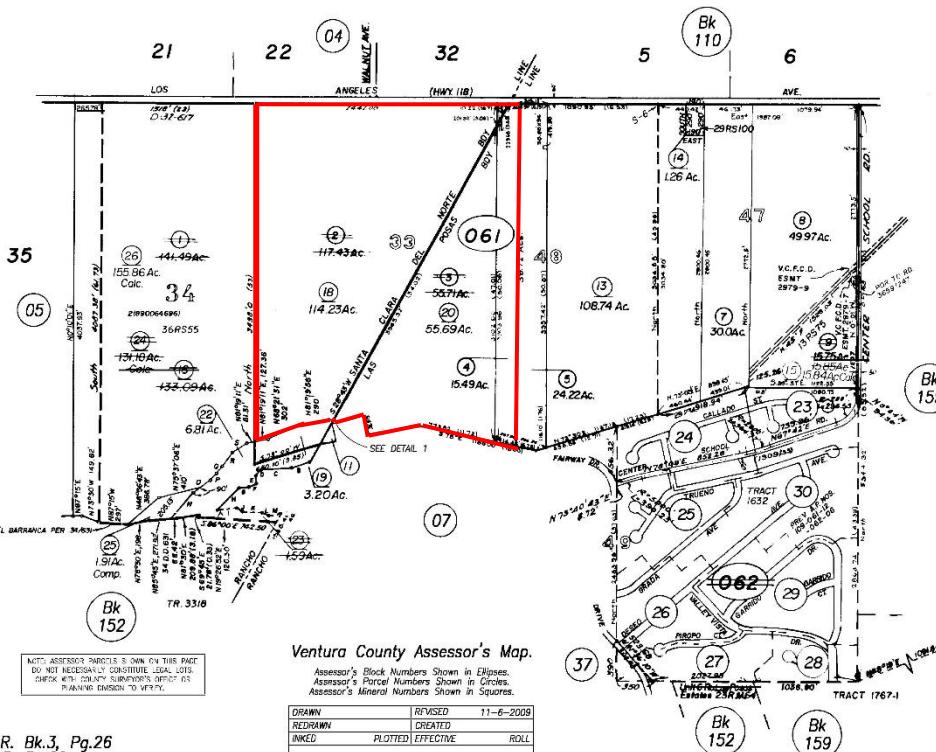
Tax Rate Area 9300
9300
9306
9301

109-06

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

B	S $72^{\circ}45'30''$ W	179.45
C	S $69^{\circ}54'45''$ W	296.30
D	S $64^{\circ}45'00''$ W	346.00
E	S $71^{\circ}11'45''$ W	78.03
F	S $64^{\circ}52'15''$ W	82.48
G	S $80^{\circ}17'45''$ W	106.00
H	S $54^{\circ}22'45''$ W	505.45
I	N $50^{\circ}55'15''$ E	199.96
J	S $58^{\circ}21'30''$ E	61.98
K	S $58^{\circ}36'45''$ E	198.92
L	S $58^{\circ}51'00''$ E	87.60
M	N $50^{\circ}38'45''$ E	150.76
N	N $42^{\circ}05'15''$ E	329.55
O	N $50^{\circ}37'06''$ E	202.25
P	N $42^{\circ}05'16''$ E	1000.01
Q	N $41^{\circ}30'53''$ E	105.45
R	N $39^{\circ}53'16''$ E	
	N $60^{\circ}00'00''$ E	

Rancho Santa Clara Del Norte, M.R. Bk.3, Pg.26
Rancho Las Posas, M.R. Bk.3, Pg.22



NOTE: ASSESSOR PARCELS IS OWN ON THE
DO NOT NECESSARILY CONSTITUTE LEGAL
CHECK WITH COUNTY SURVEYOR'S OFFICE
PLANNING COMMISSION TO VERIFY

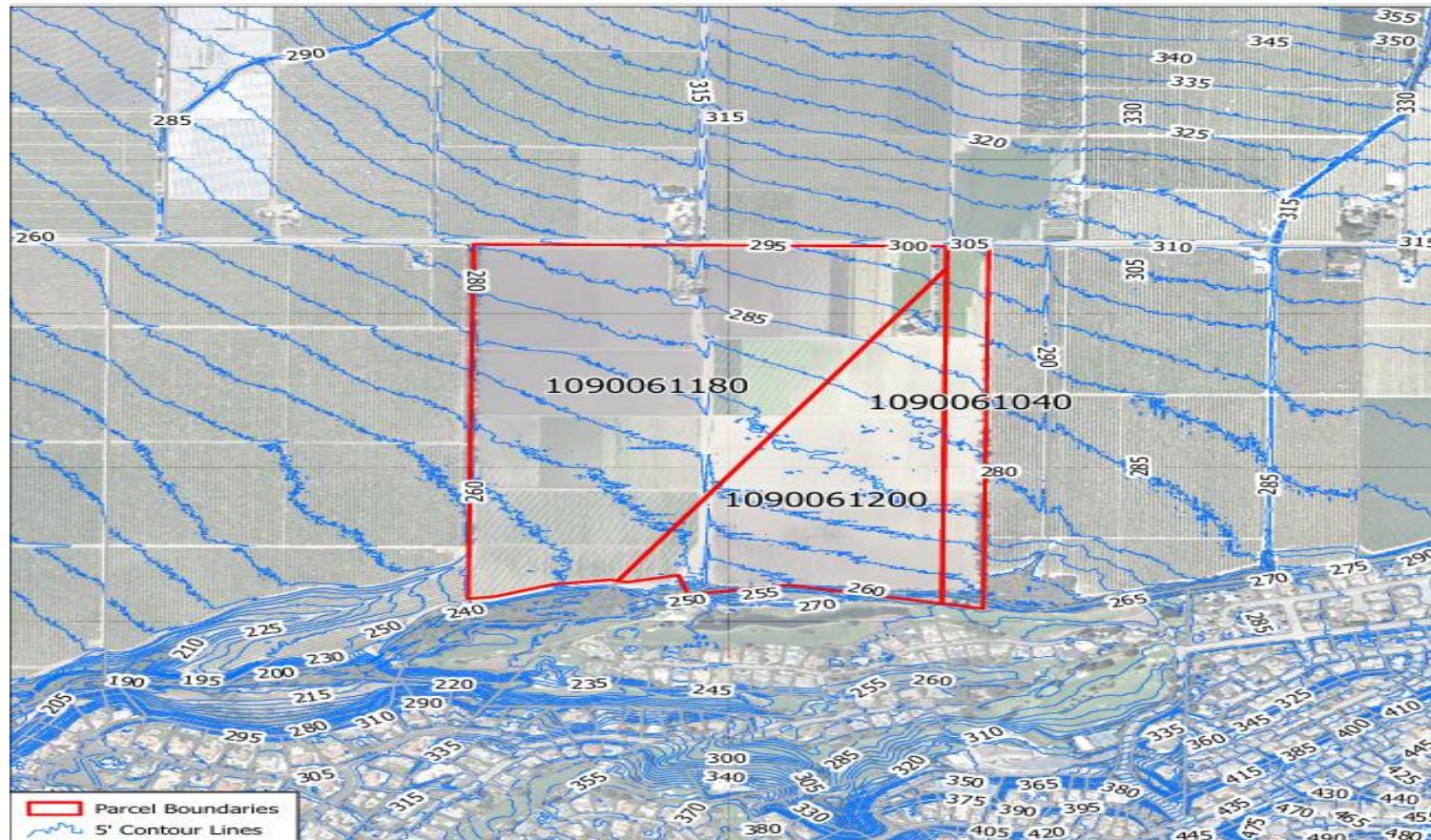
Ventura County Assessor's Map

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Mineral Numbers Shown in Squares

DRAWN	REVISED	11-6-2009
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLE

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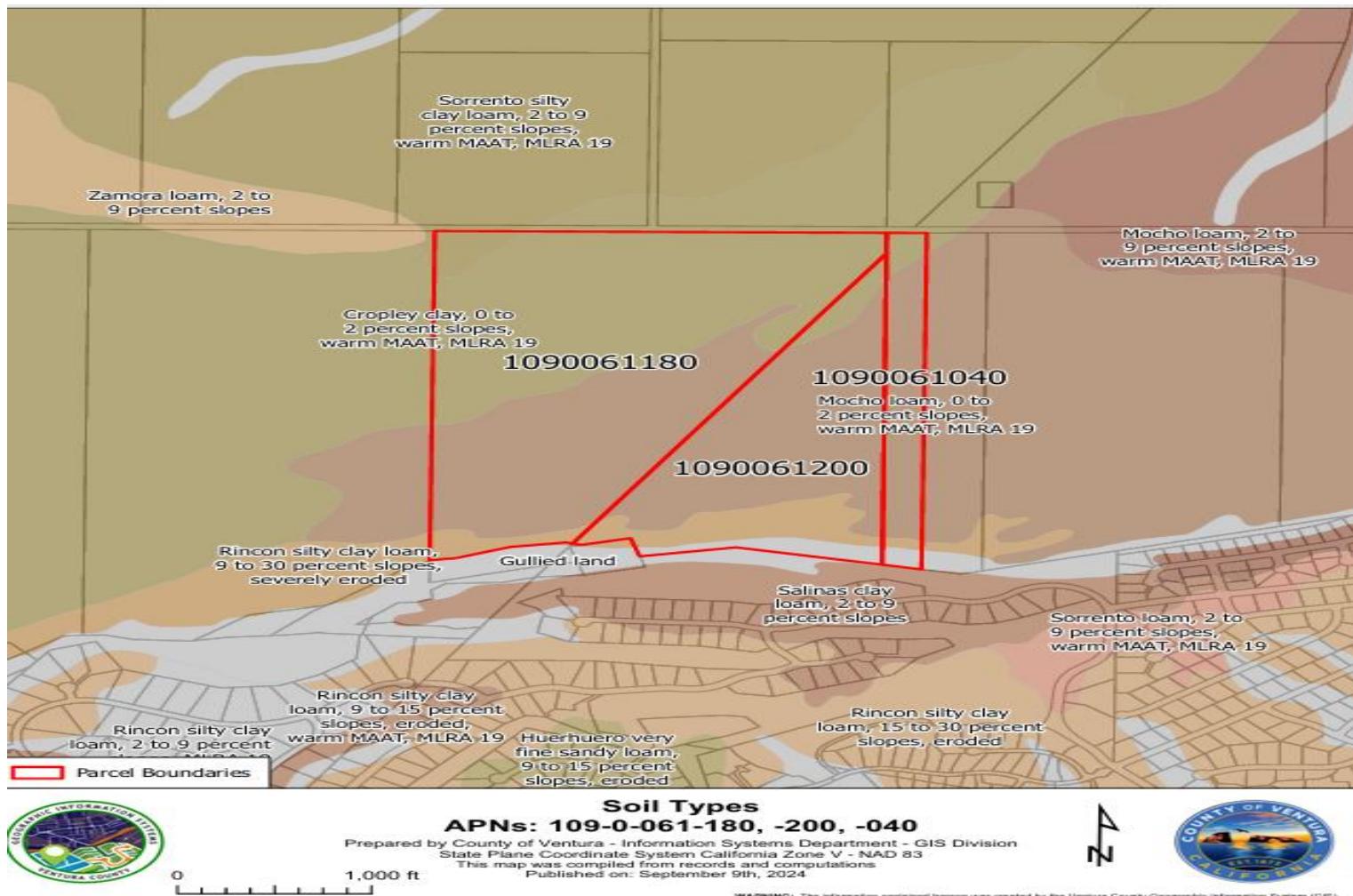
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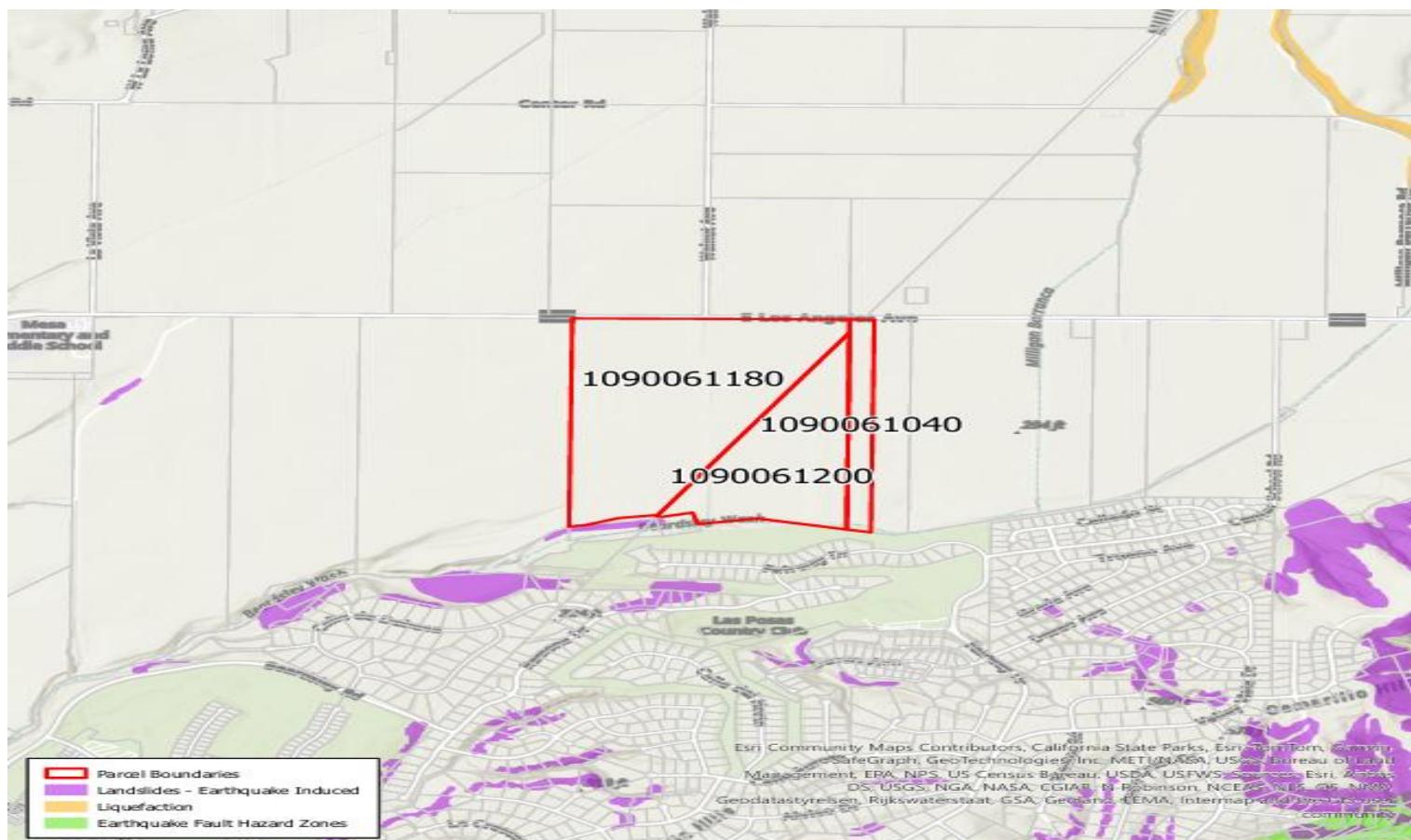
185 +/- Acres of Vegetable Row Crop Land - Somis, CA

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0 500 1,000 2,000 ft

Hazards

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
Datum: 1983 North American Datum of the Geodetic Reference System

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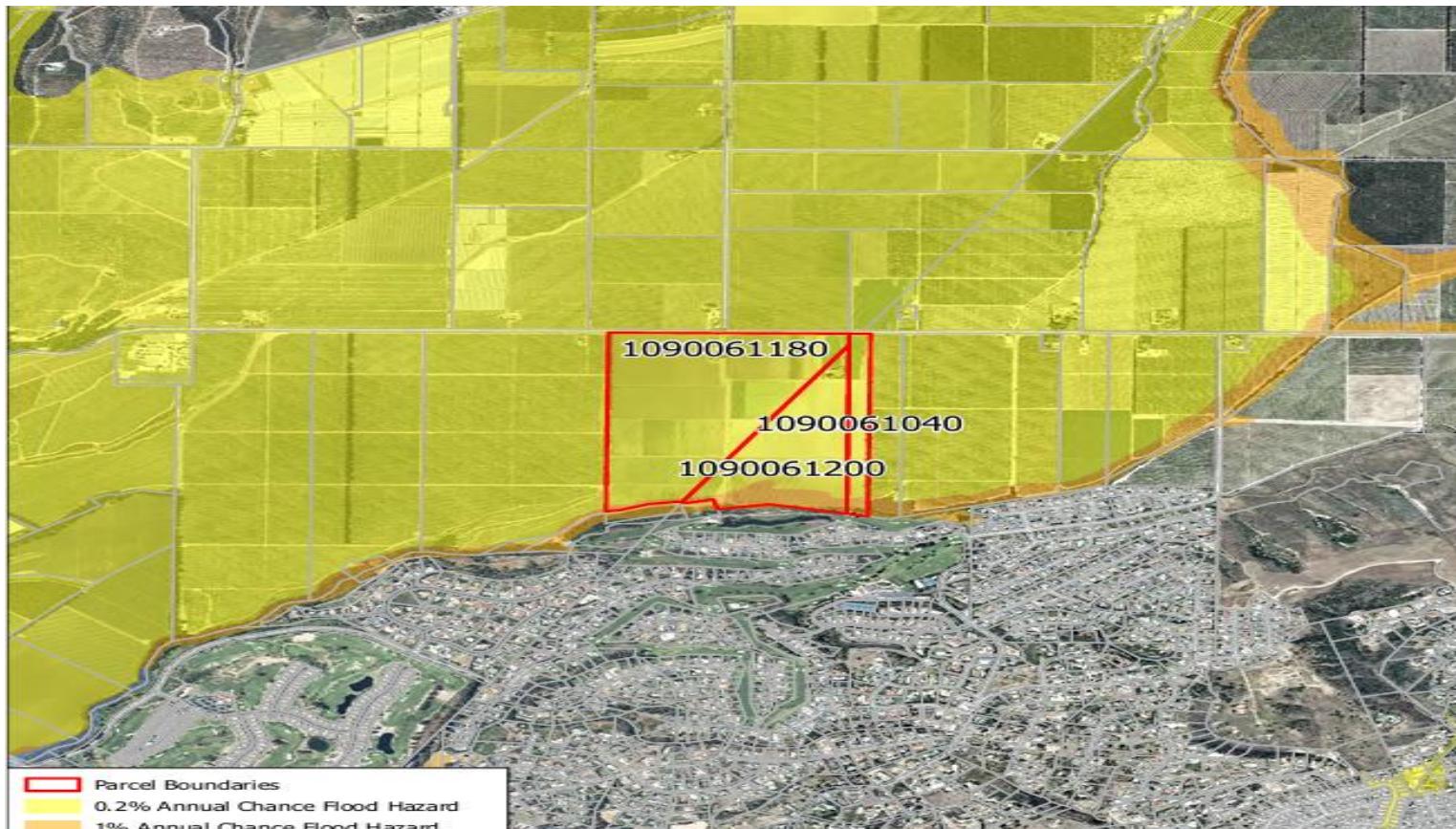
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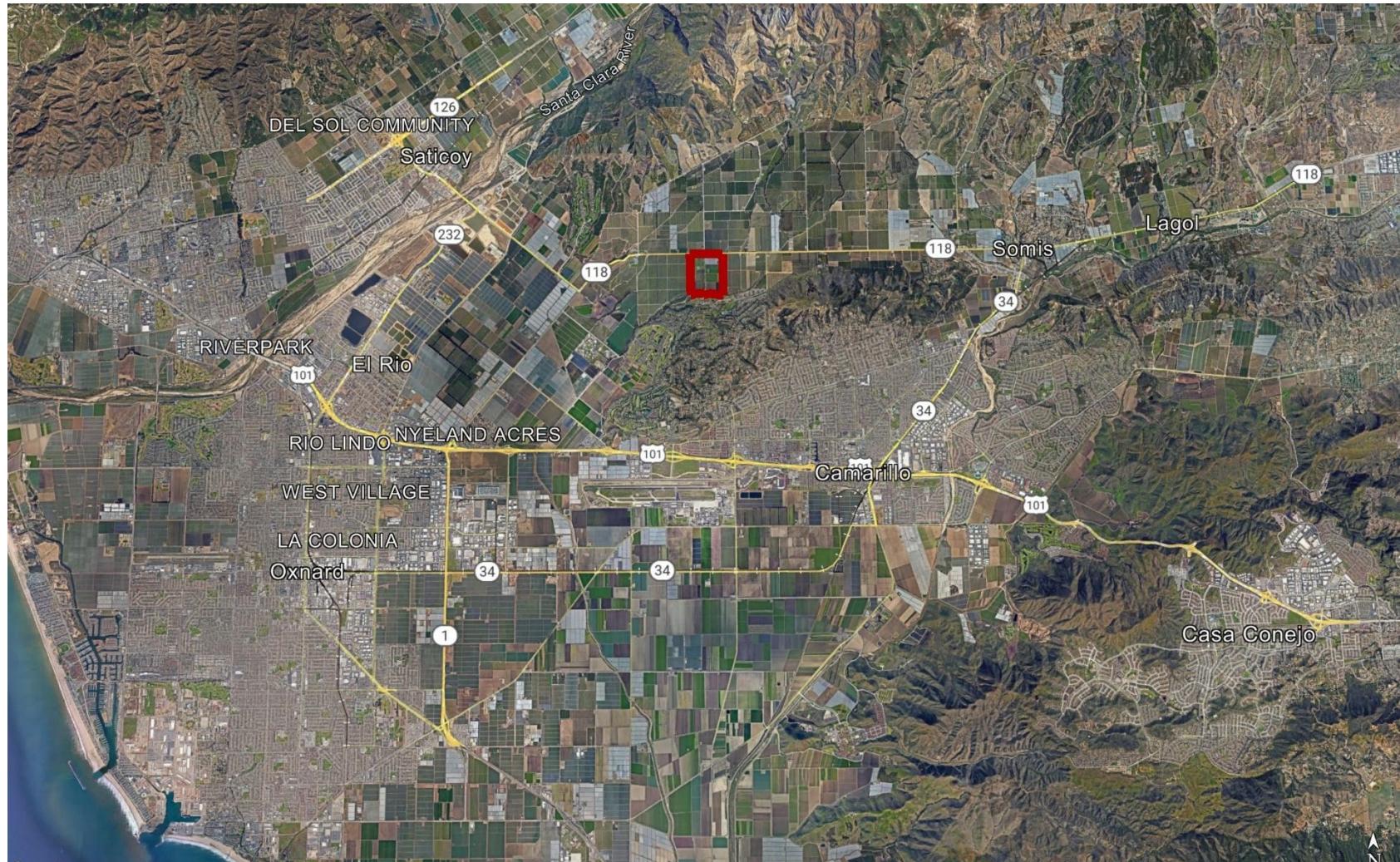
**185+ Acres of Income Producing Vegetable Row Crop Farmland in Ventura County, CA**

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