



### 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 \$11,495,000.**

Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015

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**





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

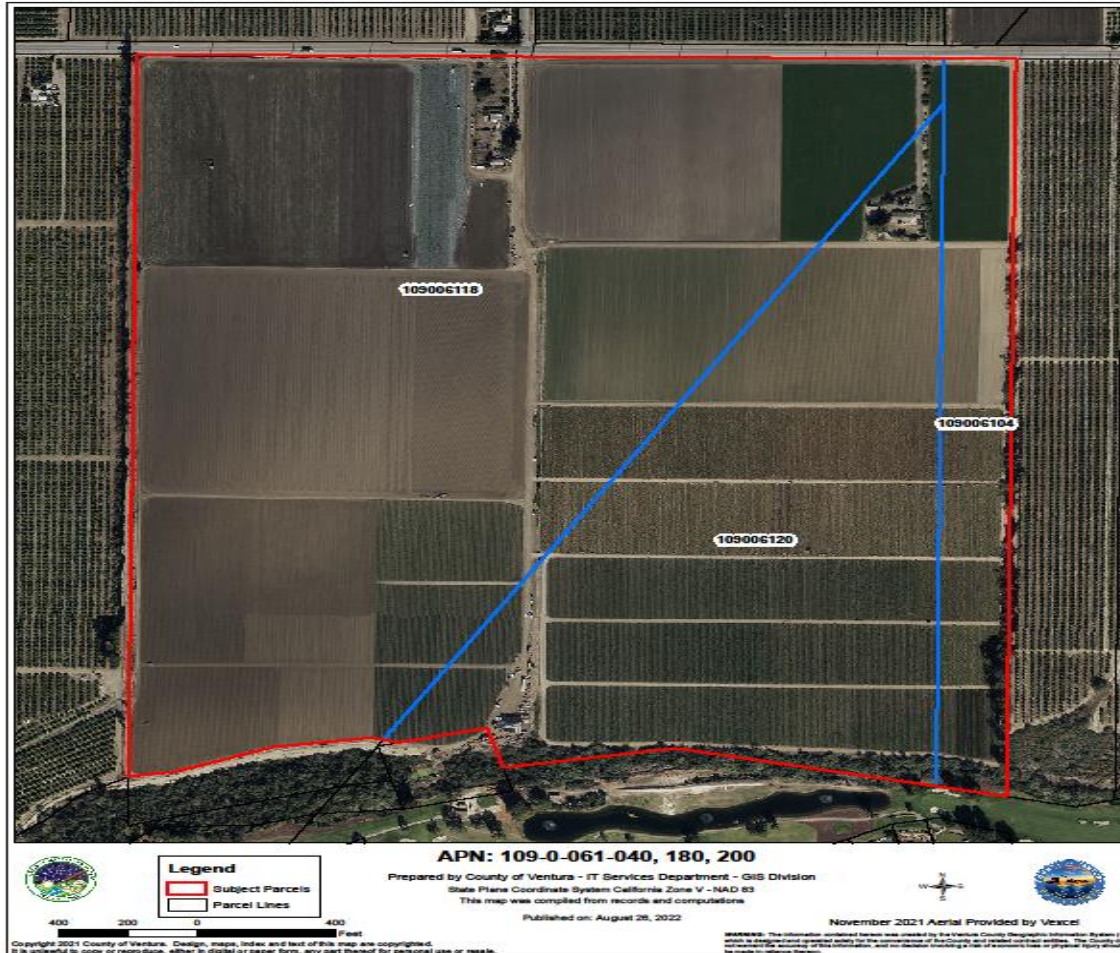




### 185 +/- Acres of Ventura County Prime Income Producing Farmland, CA

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

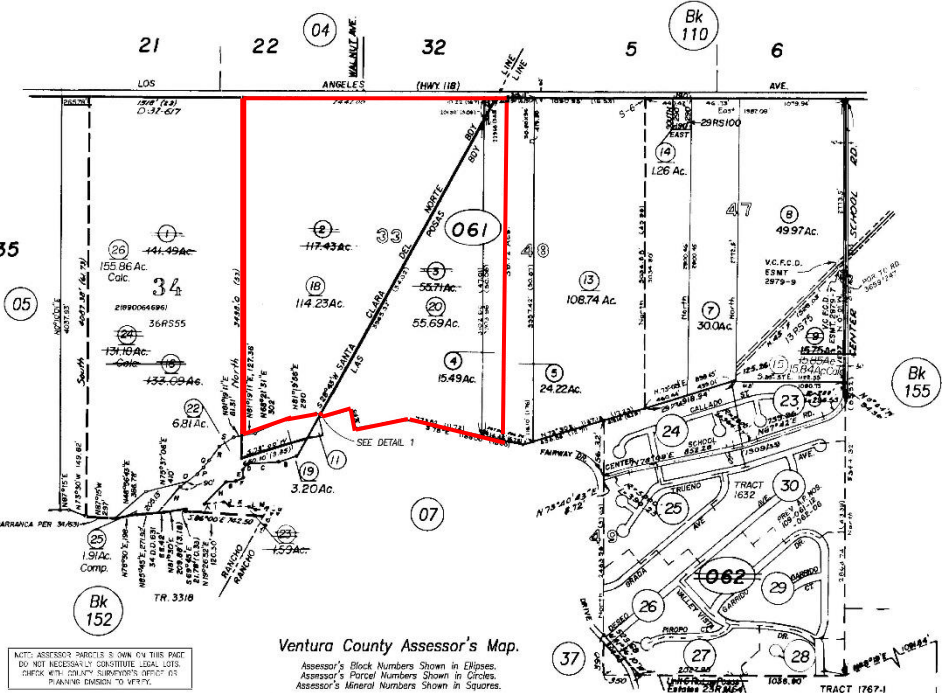
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RANCHO SANTA CALRA DEL NORTE, PORTION SUBDIVISIONS 33&34  
 RANCHO LAS POSAS, PORTION SUBDIVISIONS 47, 48 & 49

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)

B	S72°56'50"W	178.45
C	S38°54'W	299.36
D	S34°52'W	177.02
E	S7°11'45"E	78.03
F	S64°22'48"W	82.48
G	S85°17'45"W	108.00
H	S44°22'45"W	302.45
I	N42°05'16"E	329.55
J	S88°27'00"E	81.58
K	S86°38'45"E	198.92
L	S69°19'50"E	87.80
M	N80°38'E	130.78
N	N42°05'16"E	329.55
O	N50°37'06"E	606.22
P	N42°05'16"E	1000.01
Q	N41°30'53"E	105.45
R	N33°16'16"E	
	N60°00'00"E	



Ventura County Assessor's Map.  
 Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Acreal Numbers Shown in Squares.

DRAWN	REVISED
REDRAWN	CREATED
INKED	PLOTTED
	EFFECTIVE
	ROLL

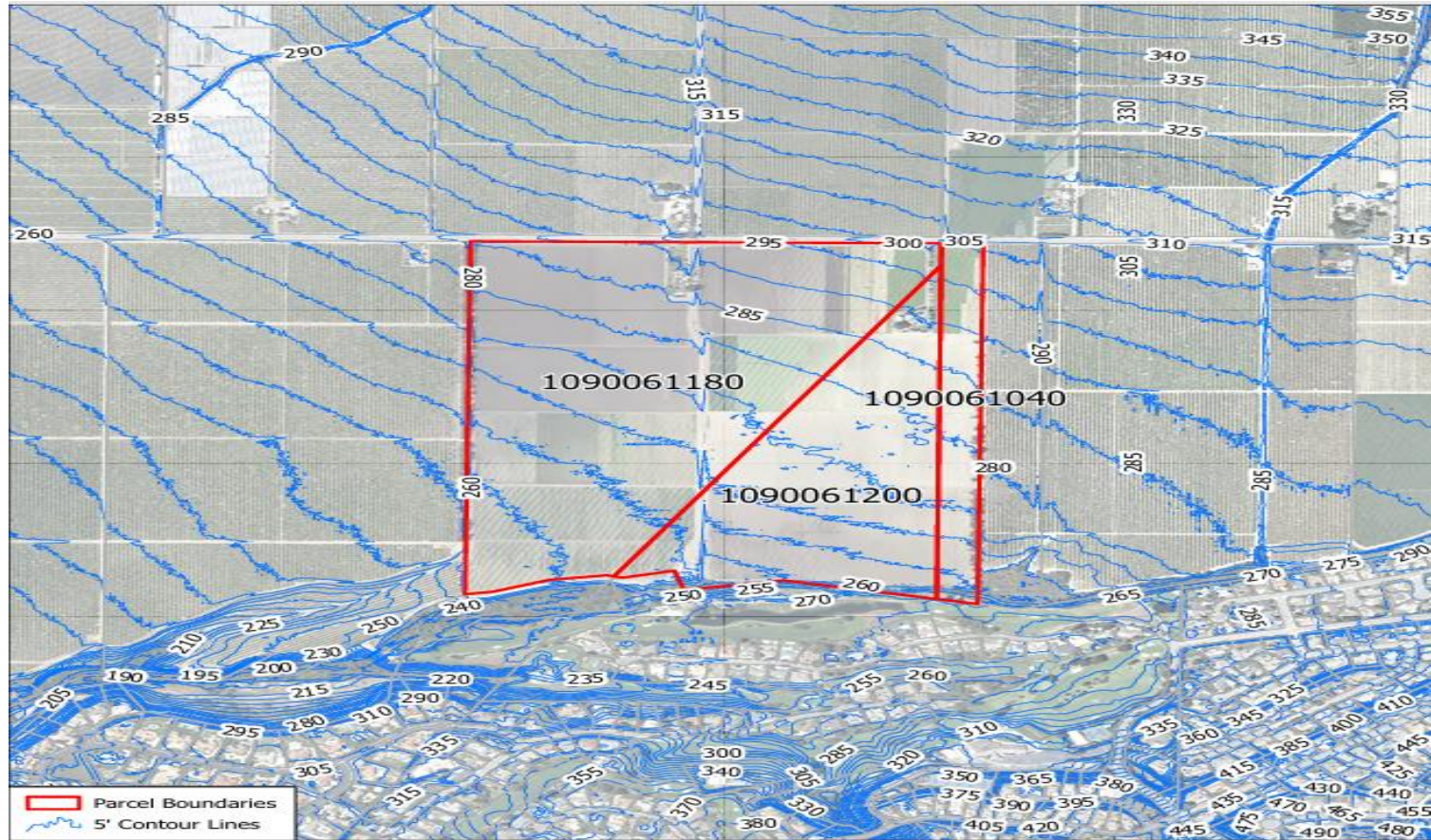
Compiled By Ventura County Assessor's Office

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

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0 250 500 1,000 ft

**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



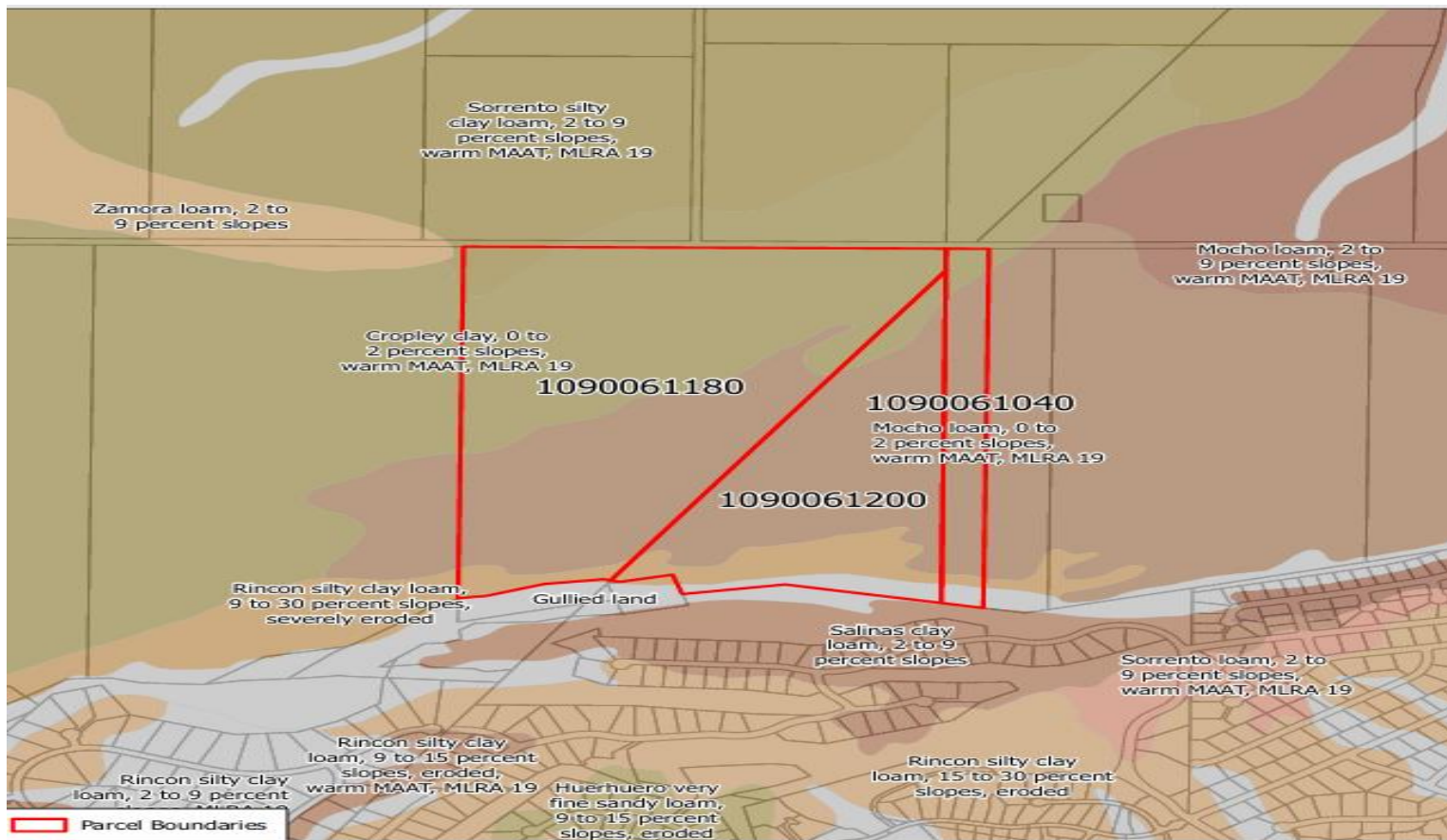
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**185 +/- Acres of Vegetable Row Crop Land - Somis, CA**

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0 1,000 ft

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**Soil Types**  
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**Hazards**  
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0 500 1,000 2,000 ft



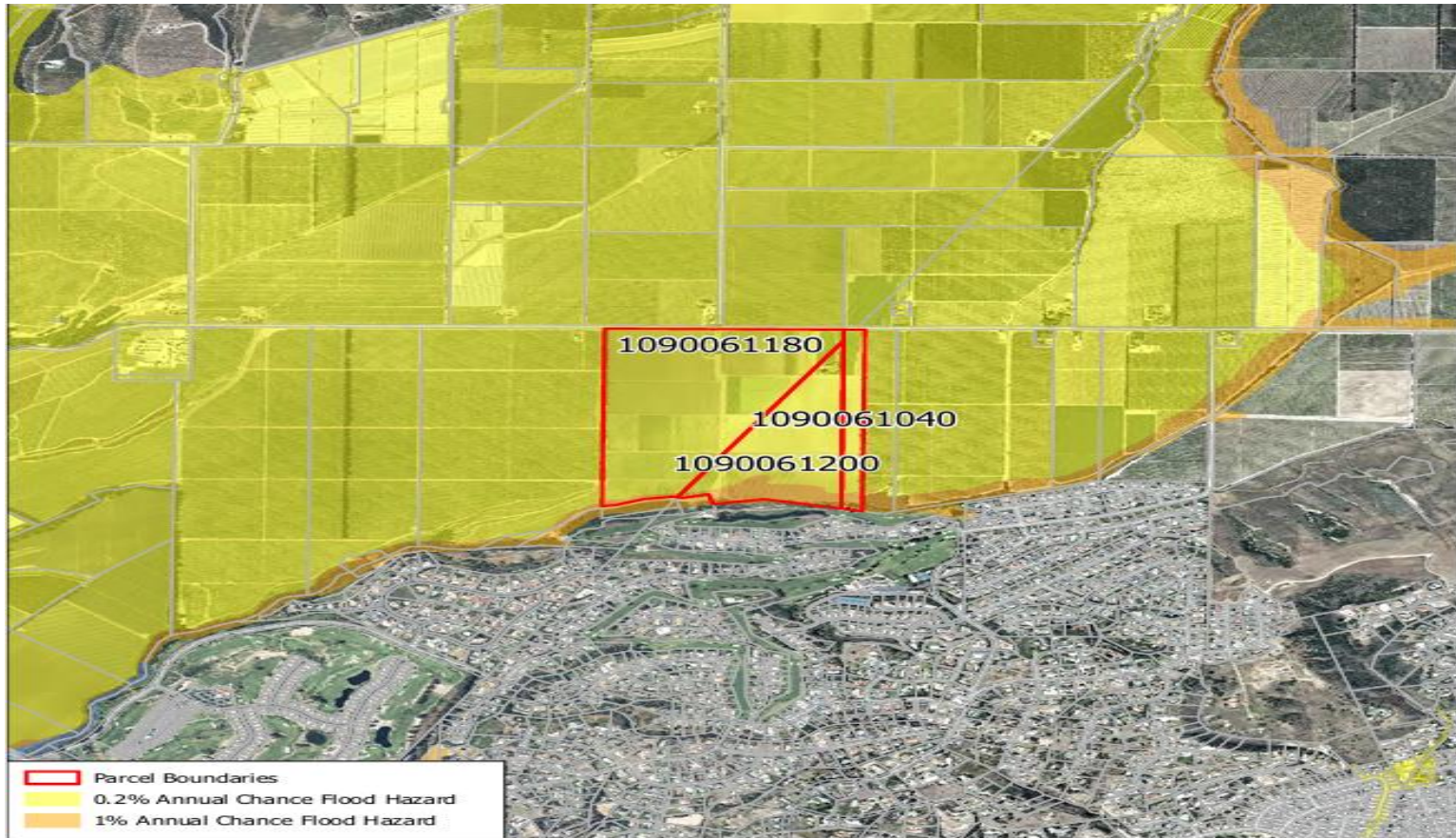
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0 500 1,000 2,000 ft

**Flood Hazard Areas**  
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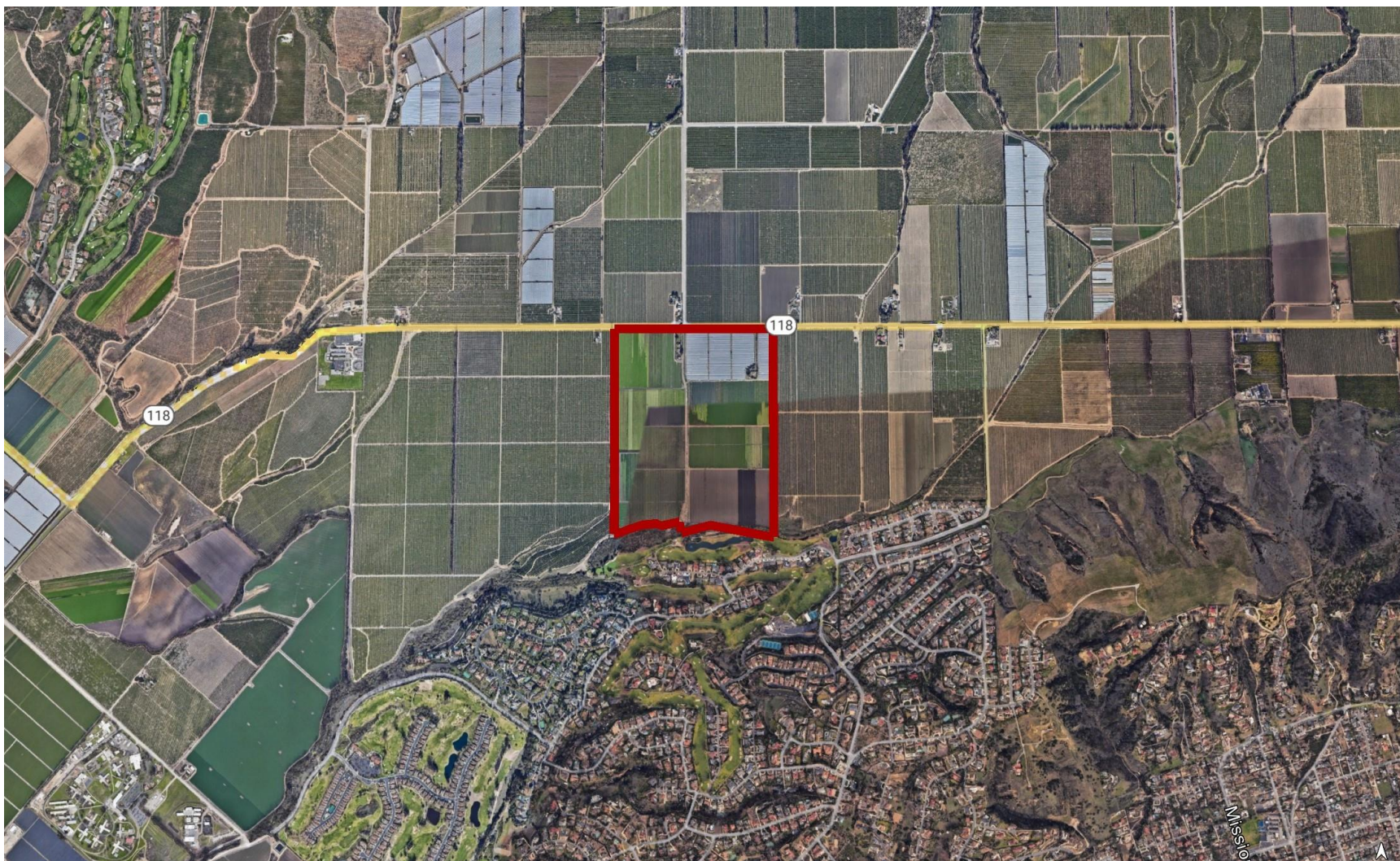
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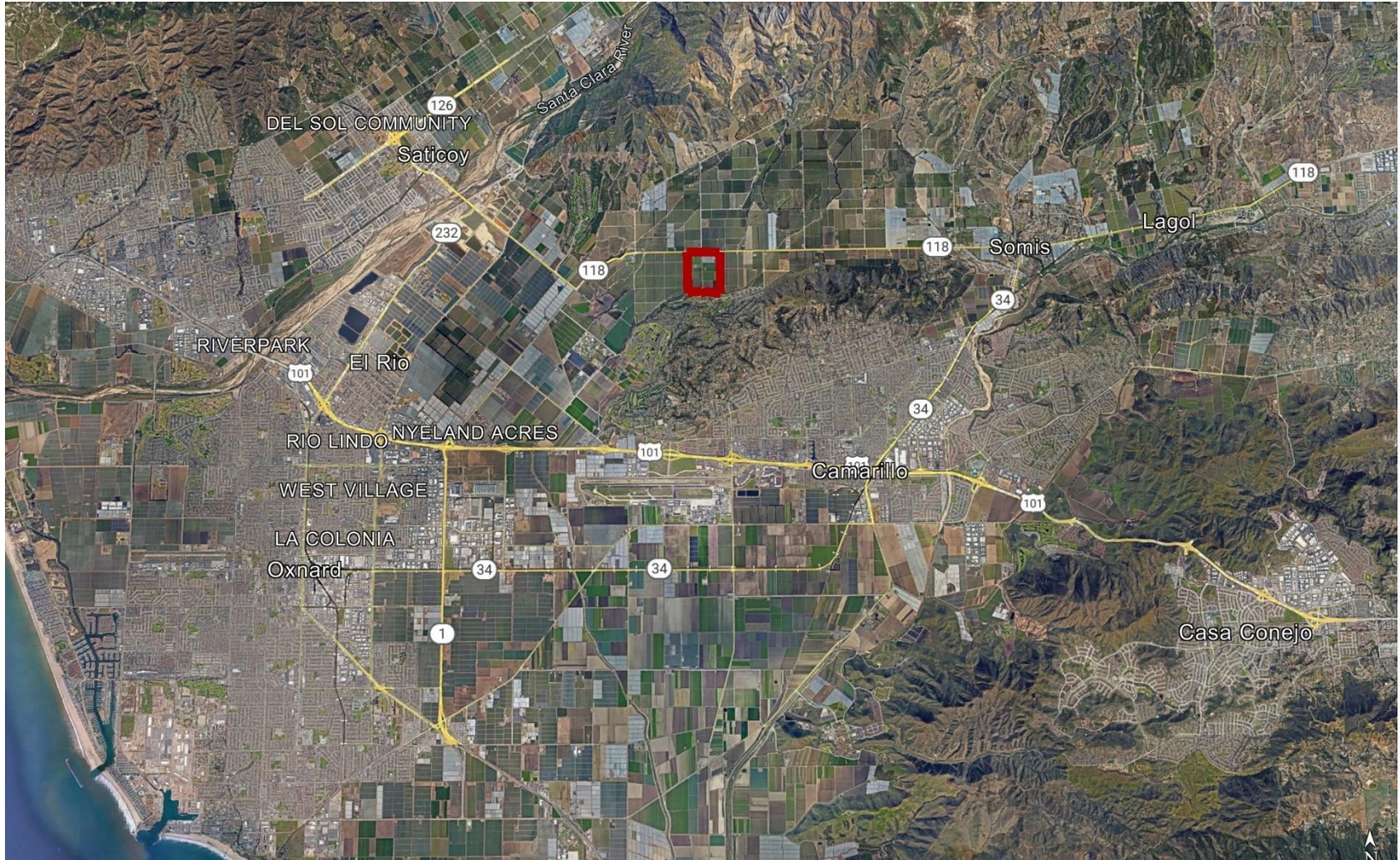




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