



Previously Farmed in Avocados & Lemons

155+/- Acres of Prime Ventura County Farmland

- 144+/- Gross Farmable Acres – Comprised of 3 Separate Legal Lots
- APNs 109-0-050-085,-185 &-125 Parcel Acreages: 43.25 + 50.62 + 62.11
- In Row Crop Production Currently - Previously in Lemons & Avocados
- Well Maintained Land Ready for Next Crop – Also offered For Lease
- Located at the Intersection of Beardsley & Wright Roads - NWC
- Close Proximity to major arteries - 101 Fwy, Hwy 1, Hwy 118 & 126 Fwy.
- 2 Private Water Wells - Combined Pumping Rate @ Approx. 2000+/- GPM
- Favorable Topography w/ Gradual Drainage (see Topo Map)
- Improved with Mobile Hm, Equipment Sheds, Wind Machines & Access Rds
- Located across the street from Camarillo City Limits & CURB
- Zoned AE 40 Acre Minimum & Subject to Ventura County SOAR

Offered at \$10,600,000.

Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015

Lic #00305498





**155 +/- Acres of Vegetable Row Crop Ground, Previously Planted in Lemons & Avocados
Camarillo, CA**

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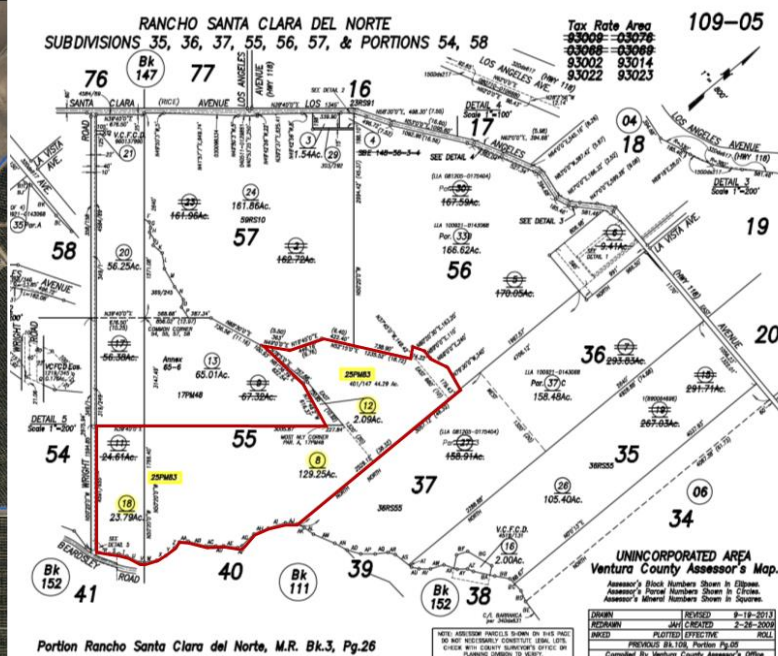


**155 +/- Acres of Vegetable Row Crop Ground, Previously Planted in Lemons & Avocados
Camarillo, CA**



155 +/- Acres of Vegetable Row Crop Ground, Camarillo, Ventura County, CA

155 +/- Acres of Vegetable Row Crop Land Previously Planted in Lemons & Avocados Camarillo, CA



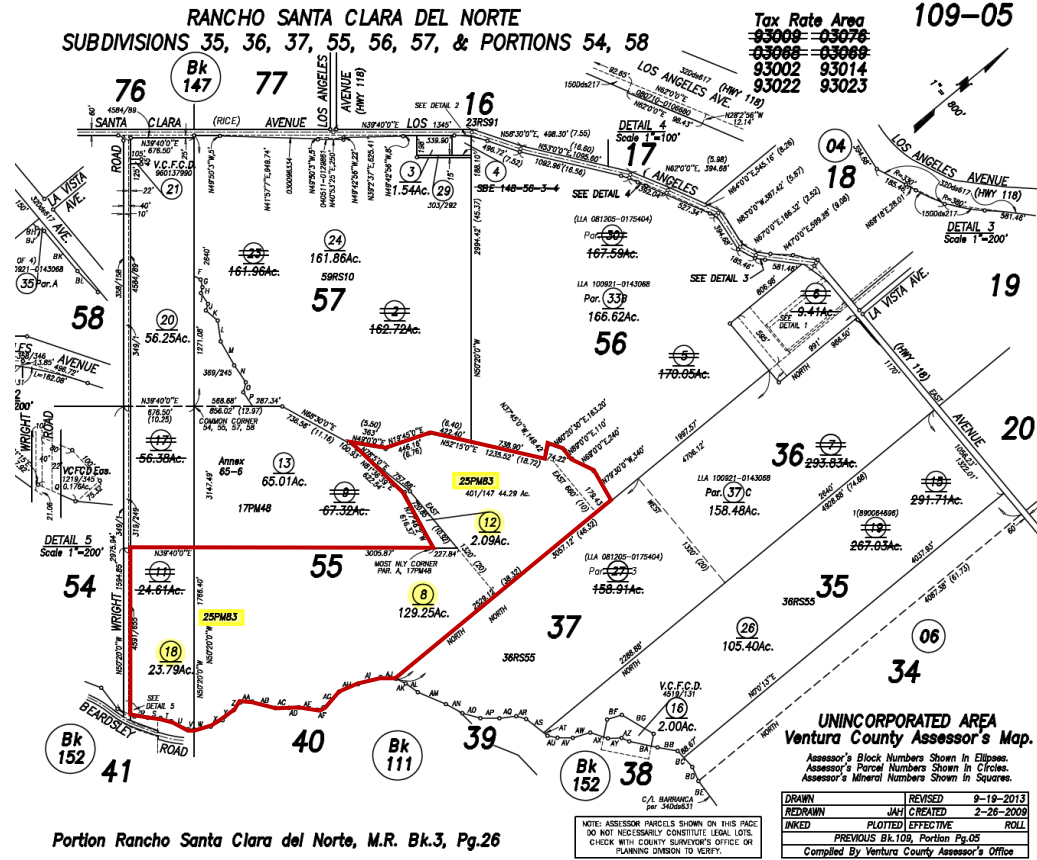
JACOBSON REALTY, INC. - Lynn Osslund & Jillian Bailey
General Real Estate Investments – Agricultural, Commercial & Residential
445 Rosewood Avenue, Suite J Camarillo, CA 93010
805.389.4747 phone 805.389.4744 fax
Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com



155 +/- Acres of Row Crop Land, Previously in Lemons & Avocados, Camarillo , Ventura County, CA

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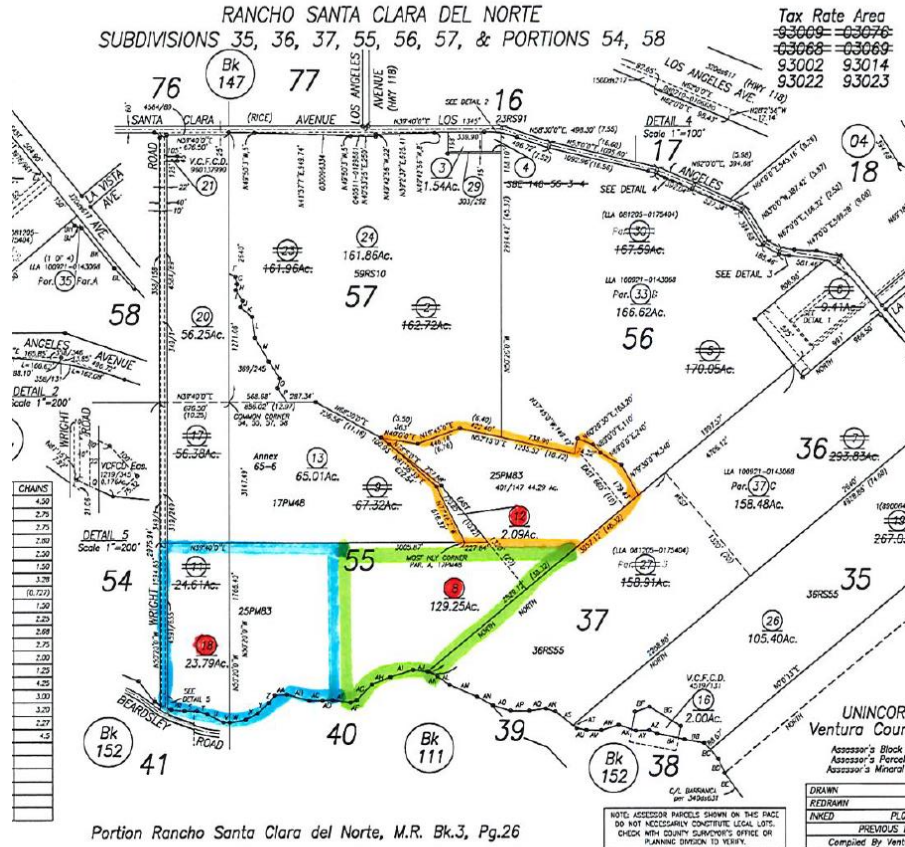
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Camarillo, Ventura County, CA**



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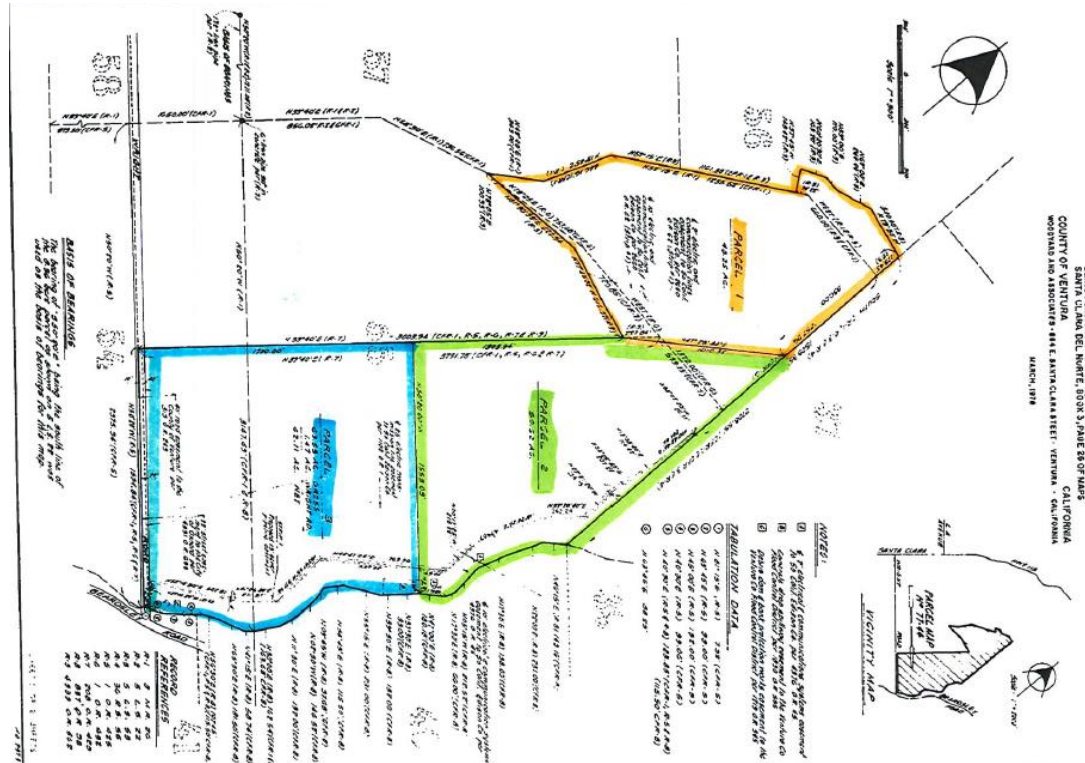
**155 +/- Acres – Assessor’s Map Outlined Per the Correct Legal Parcels
 by Title Officer, Confirmed by VC Assessor’s Office & Map Correction In Process**



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155 +/- Acres – Parcel Map Showing Correct Legal Parcels
Confirmed by VC Assessor’s Office & VC AP Map Correction Requested/In Process



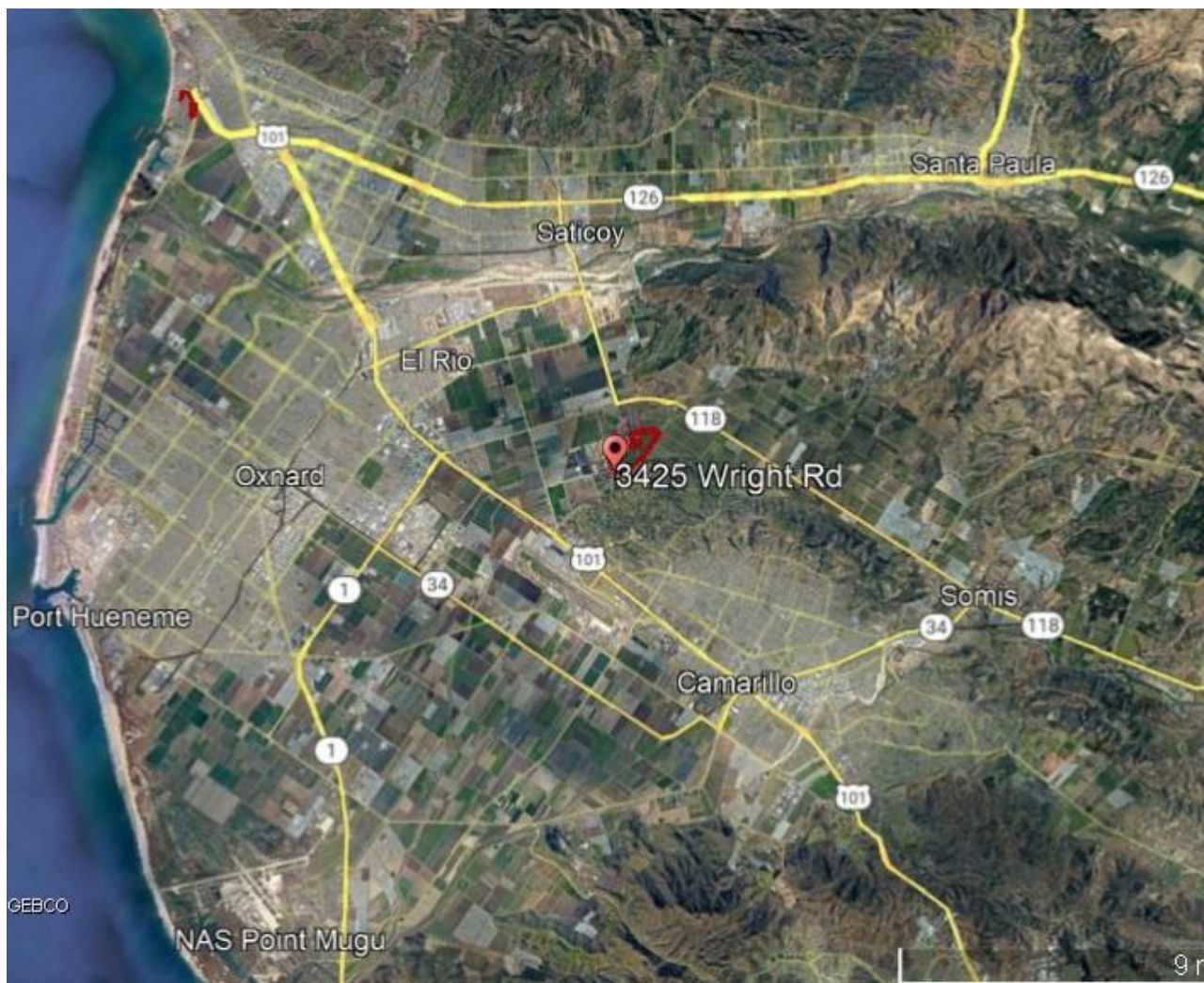
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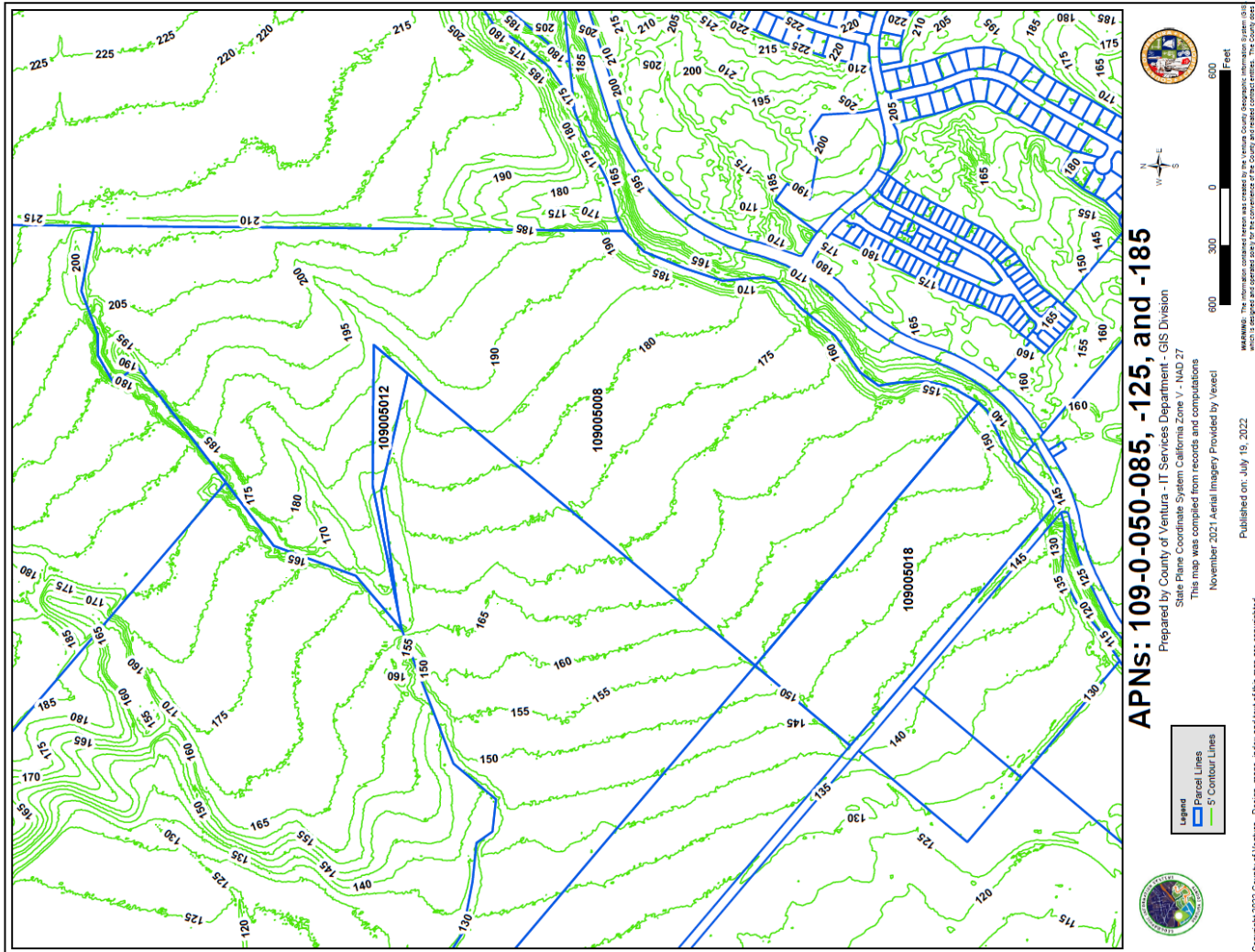
**155 +/- Acres of Vegetable Row Crop Ground, Previously Planted in Lemons & Avocados
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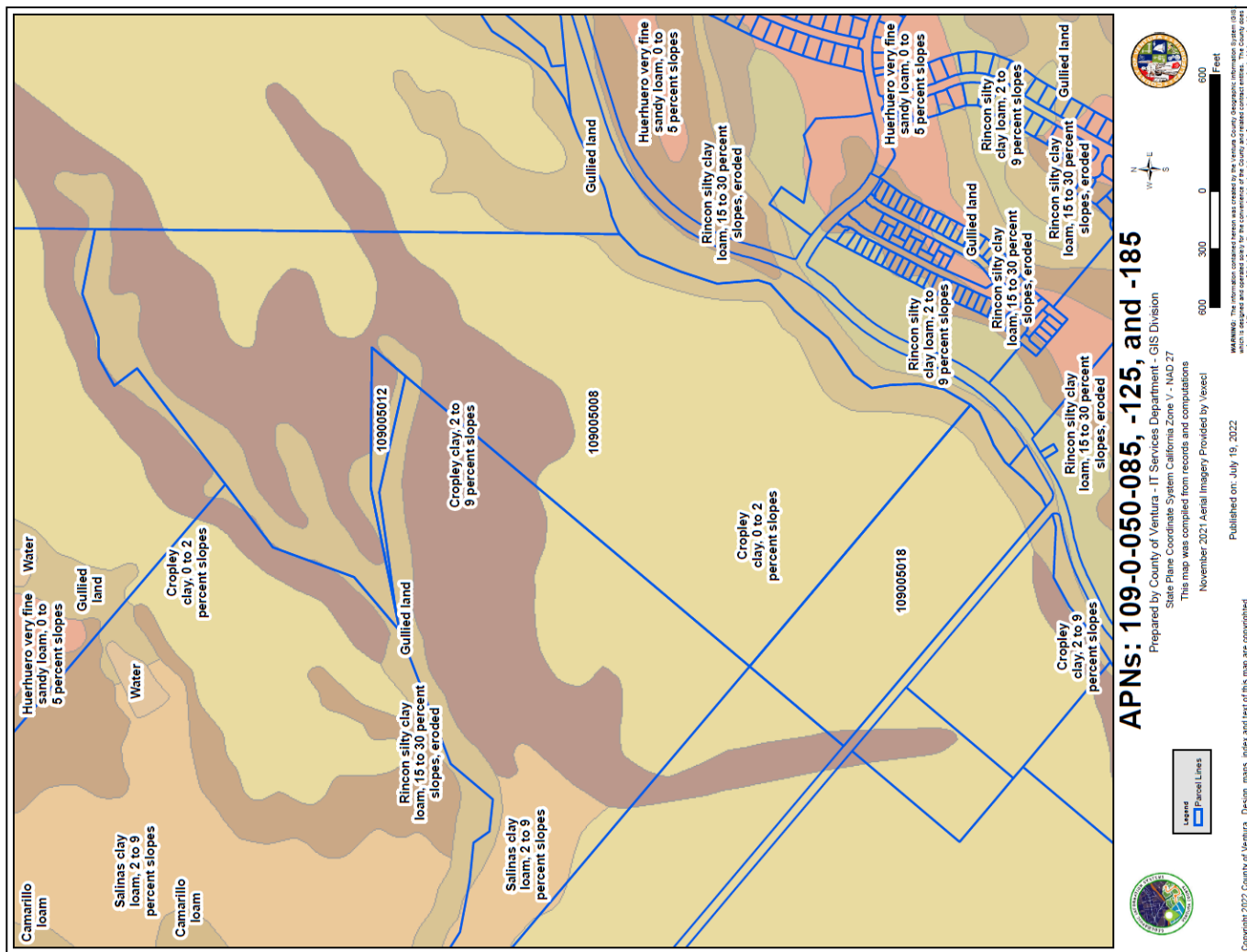
**155 +/- Acres of Vegetable Row Crop Land, Previously Planted in Lemons & Avocados
Camarillo, Ventura County, CA**

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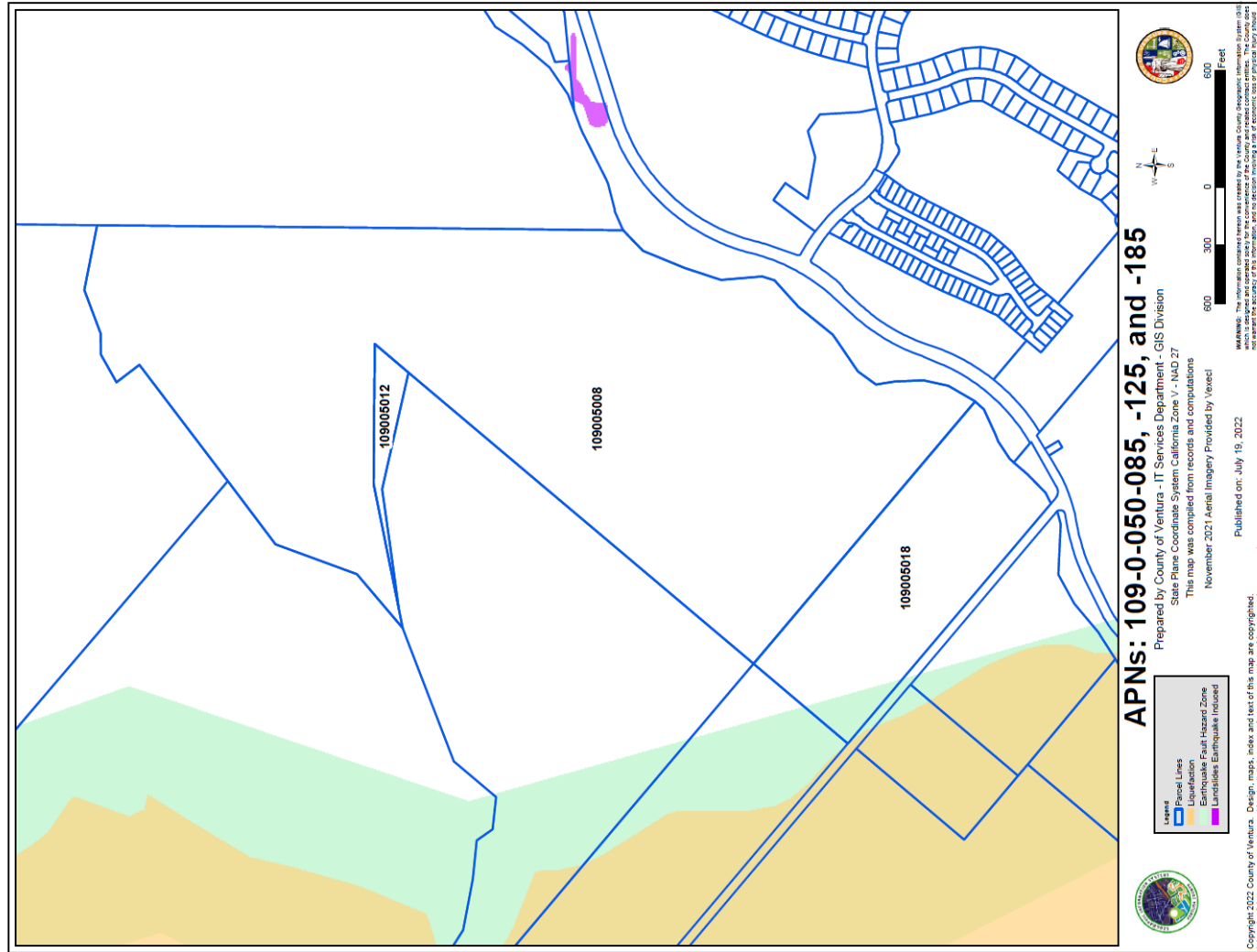
Topo Map - 155 +/- Acres – Ventura County Farmland - Camarillo, CA

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Soils Map - 155 +/- Acres – Ventura County Farmland - Camarillo, CA

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Hazards Map - 155 +/- Acres – Ventura County Farmland - Camarillo, CA

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Flood Map - 155 +/- Acres – Ventura County Farmland - Camarillo, CA

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