

3945 PACIFIC COAST HWY
VENTURA CA 93001

MAJOR \$2.9 MILLION
PRICE REDUCTION

Was \$13,800,000 · Now Offered at
\$10,900,000

RINGCON RANCH

PROPERTY VIDEO
<https://vimeo.com/716860654>

**Sprawling ±315 Acres coastline ranch
property w/ private 840-ft. peak loop
trail & ±37 Acres productive lemon
& avocado orchards**

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RADIUSGROUP.COM

**This ±315 acres of prime coastal land
between the iconic California beach
Ventura comes with ±37 acres of
orchards, plus its own**



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**Land on both sides of US Hwy 101
Each enclaves of Santa Barbara &
of productive Lemon & Avocado
own mountain top!**



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**±315 Acres Coastal land flanking US 101 Freeway
with orchards & headquarters**

Imagine exploring a private sea level-to-840 ft. peak loop trail without leaving your ranch! Views abound ridgeline to ridgeline from Pt. Conception to the Channel Islands to Pt. Mugu. In addition to its ridgelines and hill top, this prime swath of coastal land features approx. 315 acres running along both sides of the scenic US 101 & Pacific Coast Highways. There are approx. 35 acres of lemons and approx. 2 acres of avocados, plus many additional varieties of trees in the family orchard. The ocean-side parcels, abutting the Faria Beach neighborhood and legendary surfing point with multiple breaks, include 4 cellular towers that serve major companies and a former palm nursery. The Headquarters Parcel includes ranch offices, barns, outbuildings and farmhouse.

Property Specifics

Land Size

±315.78 Acres (±13,754,963 SF)

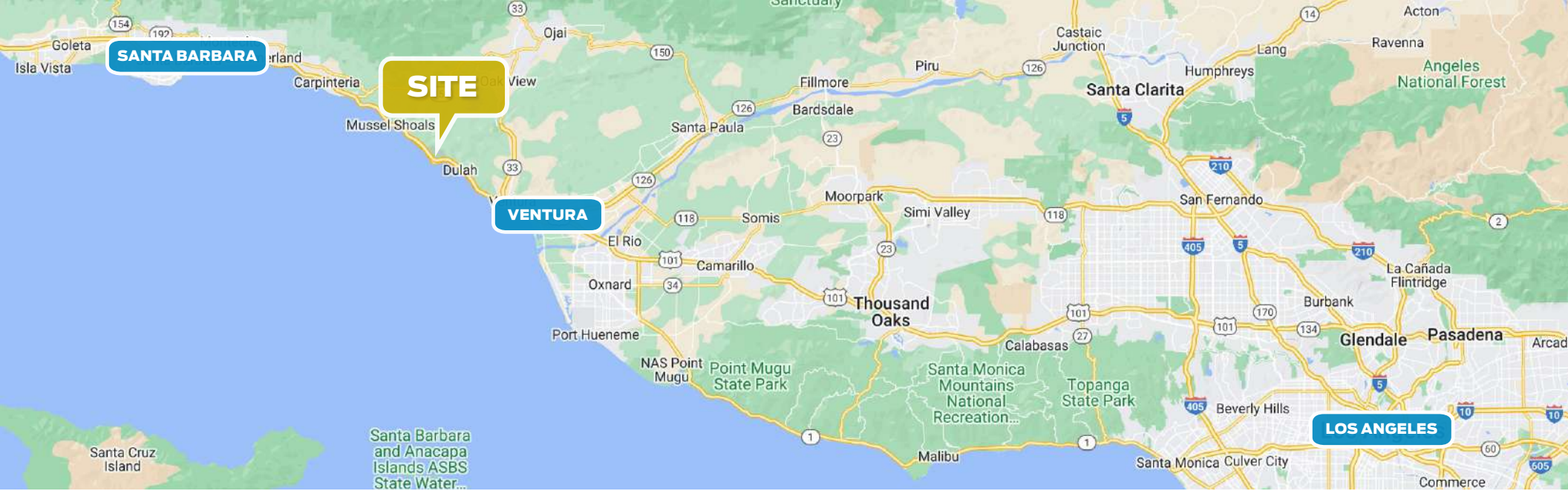
Parcel Breakdown

APN	ZONING	LAND USE DESIGNATION
060-0-380-03	CA-40 Acre-sdf	Coastal Agriculture/Open Space
060-0-380-04	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-17	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-19	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-20	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-27	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-29	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-30	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-31	COS- 10 Acre-sdf	Coastal Open Space
060-0-380-32	COS- 10 Acre-sdf	Coastal Open Space

Please see pages 58-76 of the Ventura County Coastal Zoning Ordinance for potential uses:
https://docs.vcrma.org/images/pdf/planning/ordinances/coastal_zone_ord.pdf

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FOR SALE · ±315ac COASTAL AG LAND BTWN VENTURA & SANTA BARBARA

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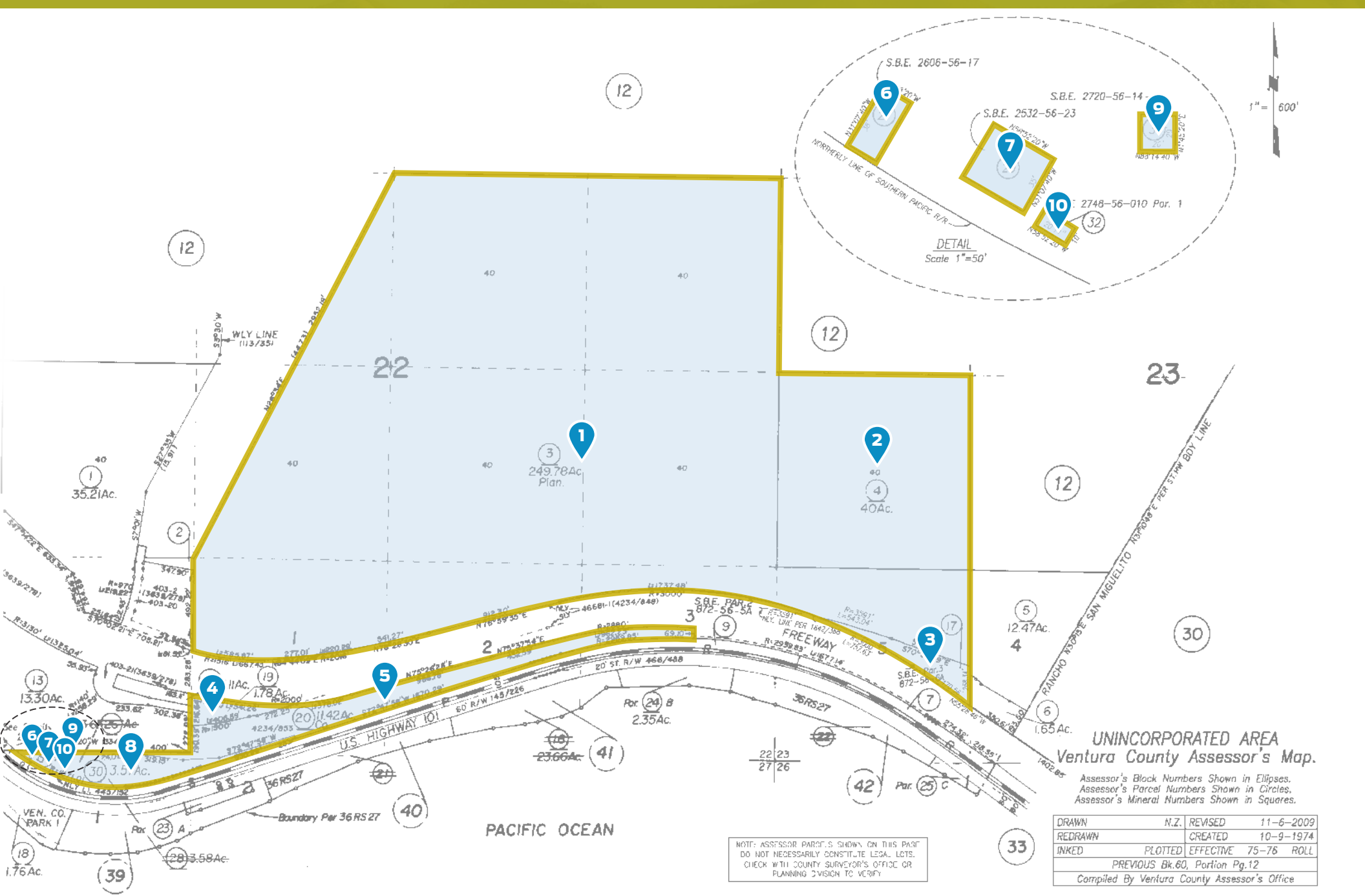
PARCEL BREAKDOWN

	APN	LOT SIZE (AC)	LOT SIZE (SF)
1	060-0-380-030	256.07	11,154,480
2	060-0-380-045	40.00	1,742,400
3	060-0-380-175	2.86	124,581
4	060-0-380-190	1.78	77,536
5	060-0-380-205	11.43	497,844
6	060-0-380-270	0.02	684
7	060-0-380-290	0.03	1,400
8	060-0-380-305	3.57	155,437
9	060-0-380-315	0.01	400
10	060-0-380-325	0.01	201
TOTALS		315.78 AC	13,754,963 SF



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UNINCORPORATED AREA
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.

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

DRAWN	N.Z.	REVISED	11-6-2009
REDRAWN		CREATED	10-9-1974
INKED	PLOTTED	EFFECTIVE	75-76 ROLL
PREVIOUS Bk.60, Portion Pg.12			
Compiled By Ventura County Assessor's Office			

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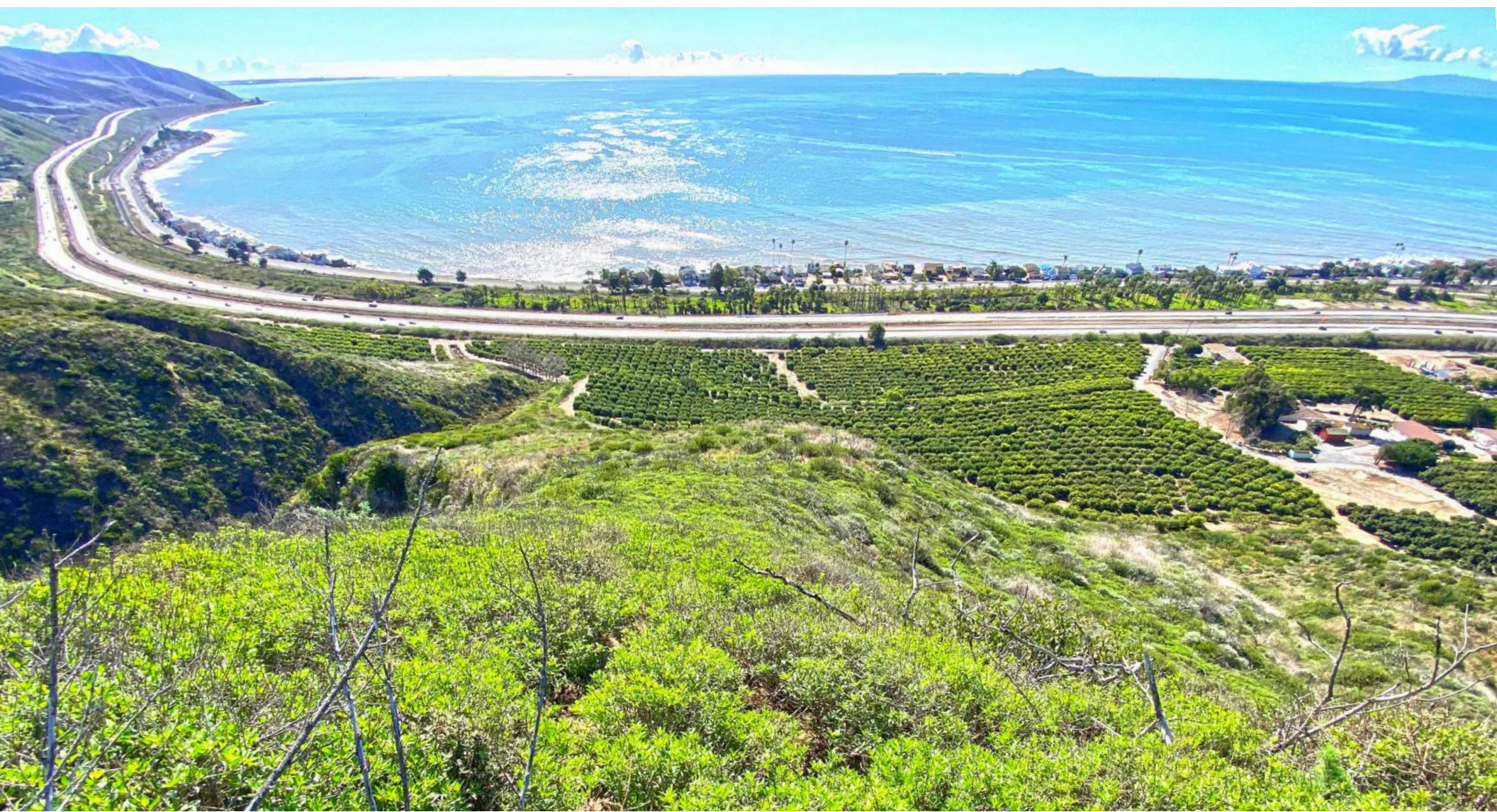


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