

2,678^{+/-} Acres
Ventura County

*Alliance Ag Services, Inc. is partnering with Lee & Associates
and Brock Realty Advisors for this unique listing.*

Property Location & Information

Property Location:
Fillmore, Ca

Property Use:
Income producing orchards
Located along a main
thoroughfare Numerous
retail amenities in close
proximity

Offering Price & Terms

NEWLY PRICED:
\$9,840,000

Terms:
Cash or Equivalent

CO-OP FEE:
2.5%

Submit Proposals to:

Alliance Ag Services, Inc.

Michael Ming
Owner/Broker
Cal DRE #00951819
Cal BREA #0236938
(661) 631-0391

George Ming
Agent
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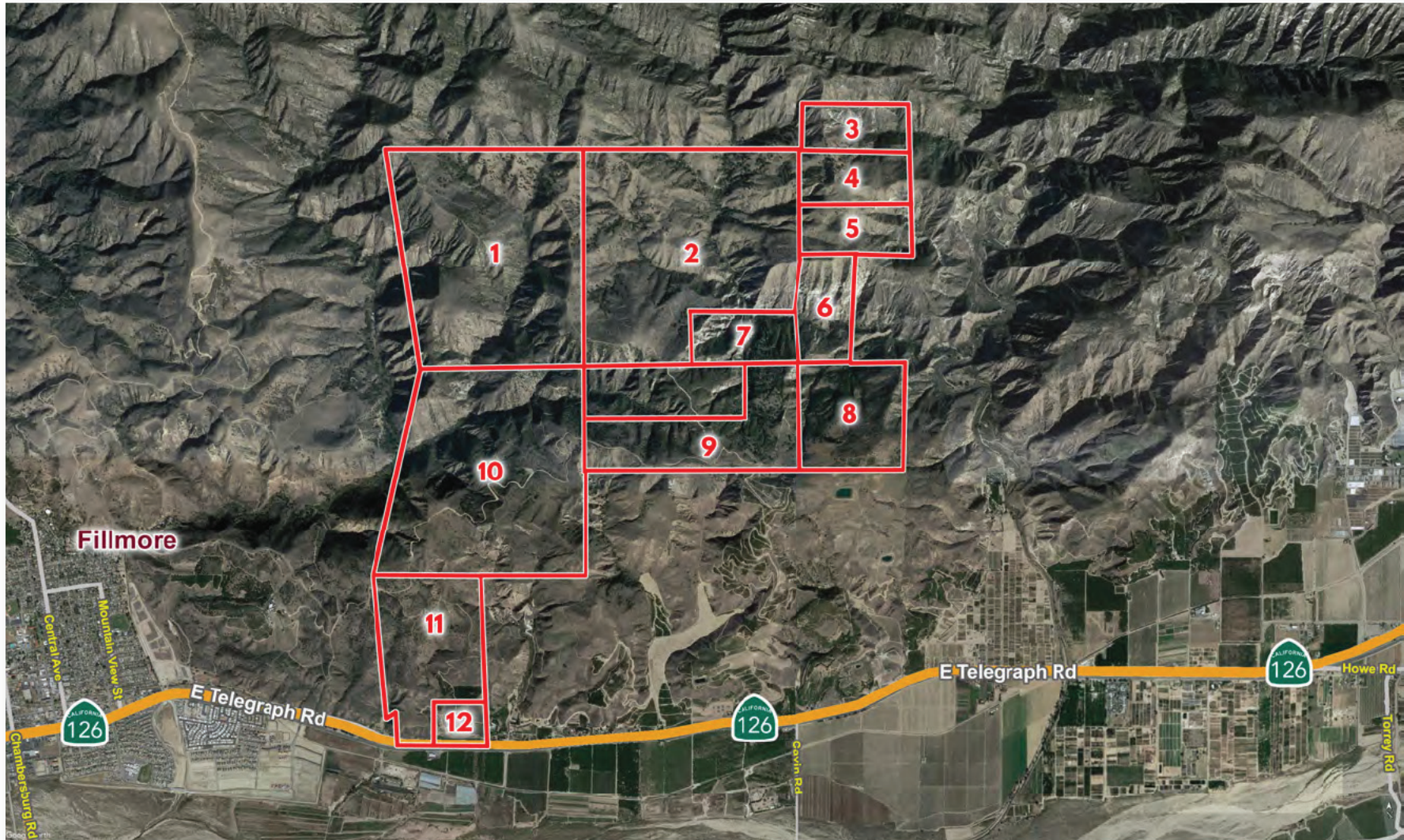
Property Assessment

Four Oaks Ranch consists of approximately 2,600 acres in Fillmore, California. A majority of the 12 parcels are unimproved open space. Approximately 10% of the Ranch is agricultural land comprised of orchards with 30 acres of avocados and 20 acres of lemons.

The subject property is strategically located along Highway 126, a major transportation corridor connecting Los Angeles and Ventura County.

Additional amenities include well pumps, horse corrals, hunting cabin, shooting range and a trailer.

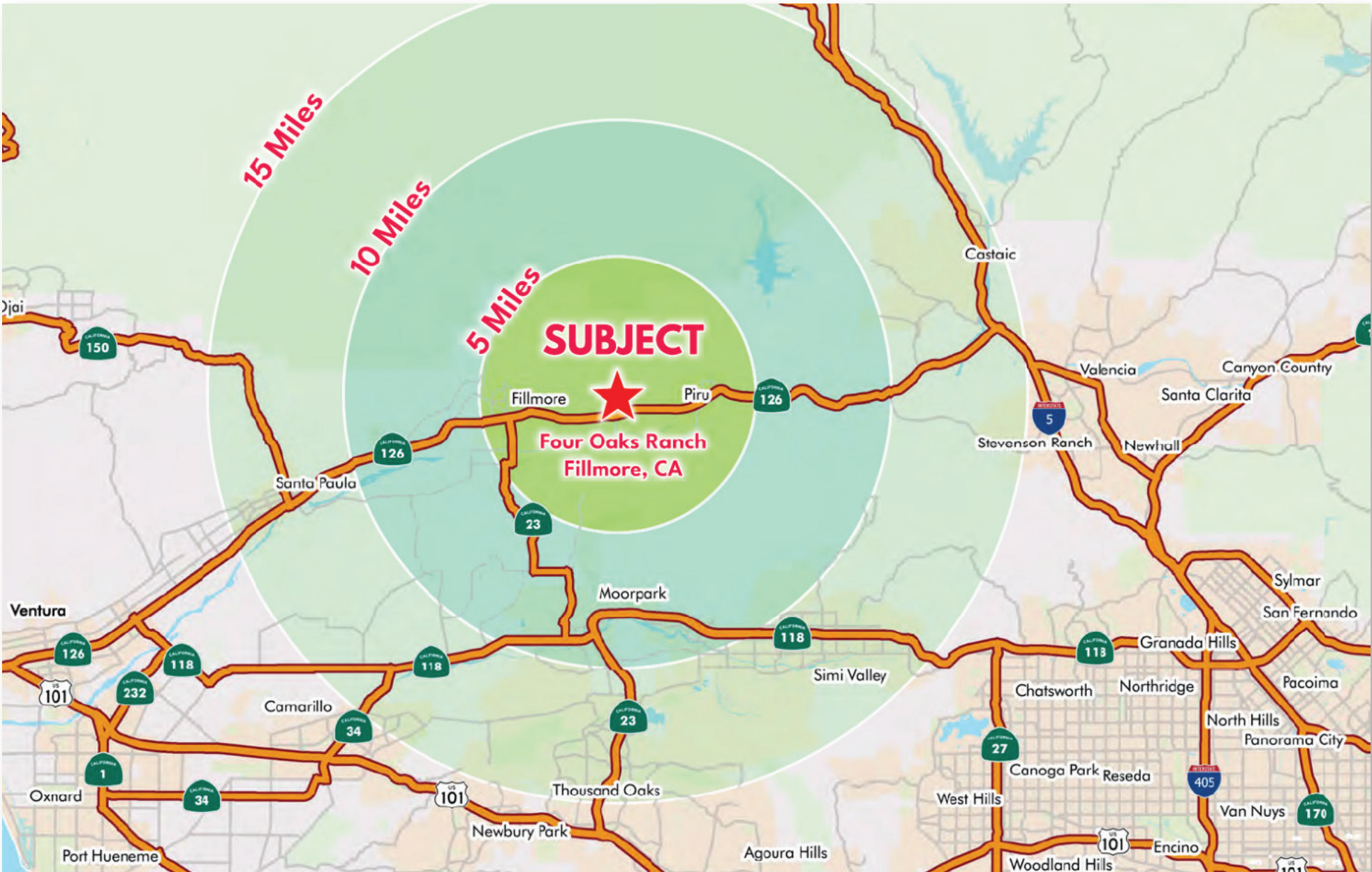




ID	APN	Type	Acres
1	#055-0-030-040	Pasture	531.81
2	#055-0-030-020	Pasture	560
3	#055-0-040-142	Pasture	80
4	#055-0-040-180	Pasture	80

ID	APN	Type	Acres
5	#055-0-040-190	Pasture	80
6	#055-0-040-220	Pasture	80
7	#055-0-030-030	Pasture	80
8	#055-0-110-010	Pasture	160

ID	APN	Type	Acres
9	#055-0-100-030	Pasture	200
10	#055-0-100-050	Pasture	562.97
11	#055-0-150-200	Citrus Grove	227.43
12	#055-0-150-040	Citrus Grove	36.56





SUBJECT
Four Oaks Ranch
Fillmore, CA

- CVS pharmacy
- DOLLAR TREE
- Best Western
- 7 ELEVEN
- jiffylube
- UnionBank
- K
- Pizzeria
- Shell
- goodwill
- metro PCS

- VONS
- IHOP
- TACO BELL
- STARBUCKS COFFEE
- RITE AID
- Auto Zone
- O'Reilly
- WALKER PASTRY
- McDonald's
- GNC
- cricket wireless
- Little Caesars
- DOLLAR GENERAL
- Chevron
- Carl's Jr.
- BR Bakery
- WaBa Grill
- SUBWAY

As-is: This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property;
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

- Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers.

- Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions.

- Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional

Additional information is available at:

California Department of Water Resources Sustainable Groundwater

Management Act Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guaranty of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.

*“Providing efficient,
reliable, and
professional
service since 2002.”*



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