



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 \$9,500,000.

Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015

Lic #00305498

JACOBSON REALTY, INC.

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805.389.4747 phone 805.389.4744 fax

Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com



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



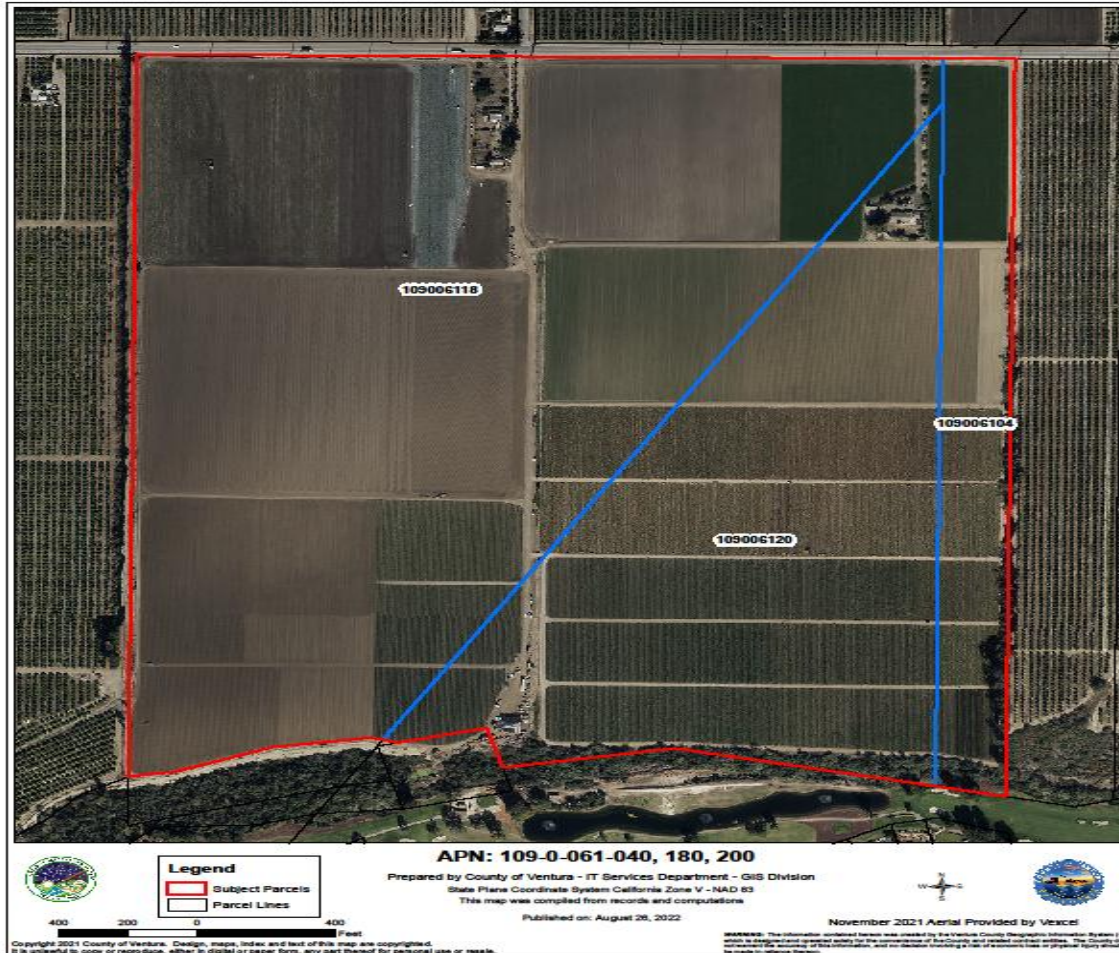
185 +/- Acres of Ventura County Vegetable Row Crop Land, Somis, CA



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

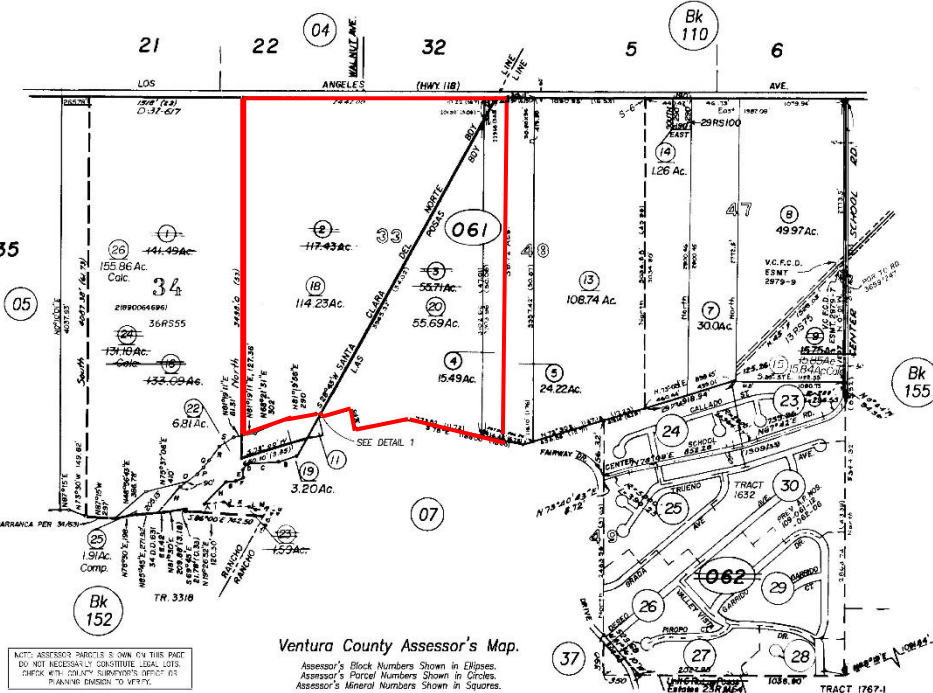
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RANCHO SANTA CALRA DEL NORTE, PORTION SUBDIVISIONS 33&34
 RANCHO LAS POSAS, PORTION SUBDIVISIONS 47, 48 & 49

Tax Rate Area 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°58'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	129.96
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 Aerial Numbers Shown in Squares.

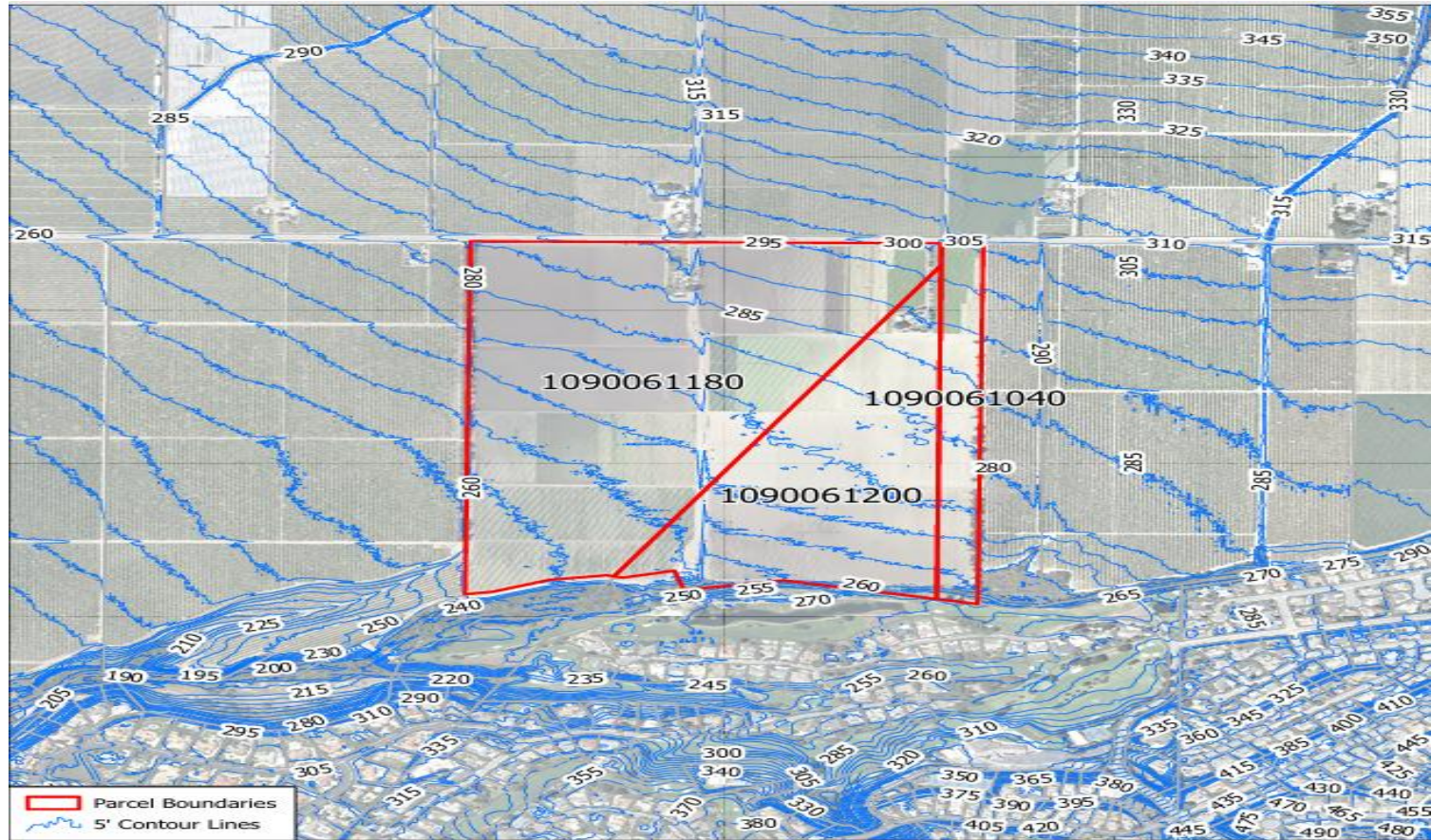
DRAWN	REVISED
REDRAWN	CREATED
INKED	PLOTTED
	EFFECTIVE
	ROLL

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
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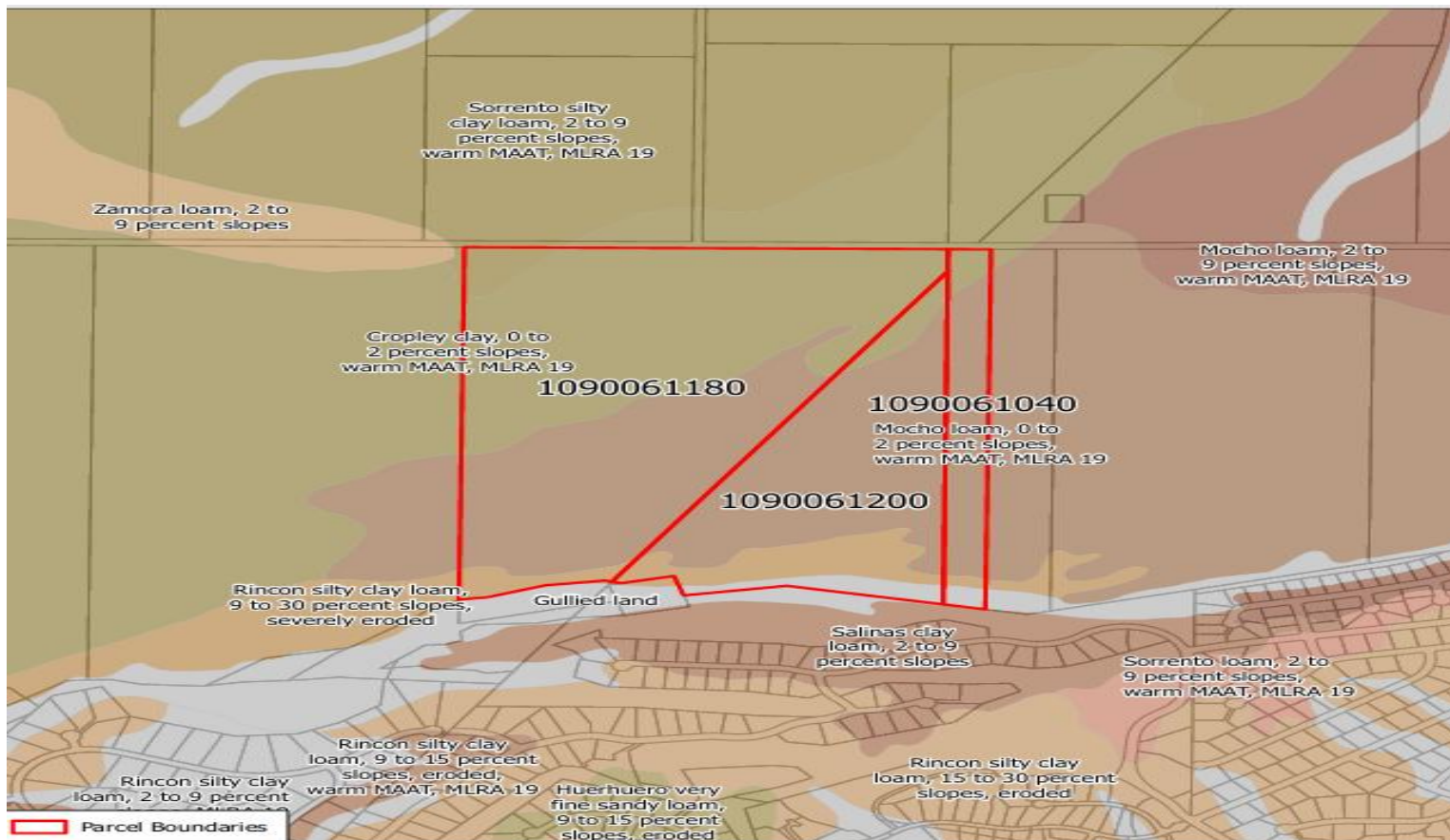
Prepared by County of Ventura - Information Systems Department - GIS Division
State Plane Coordinate System California Zone V - NAD 83
This map was compiled from records and computations
Published on: September 9th, 2024



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

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0 1,000 ft

Soil Types
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Hazards
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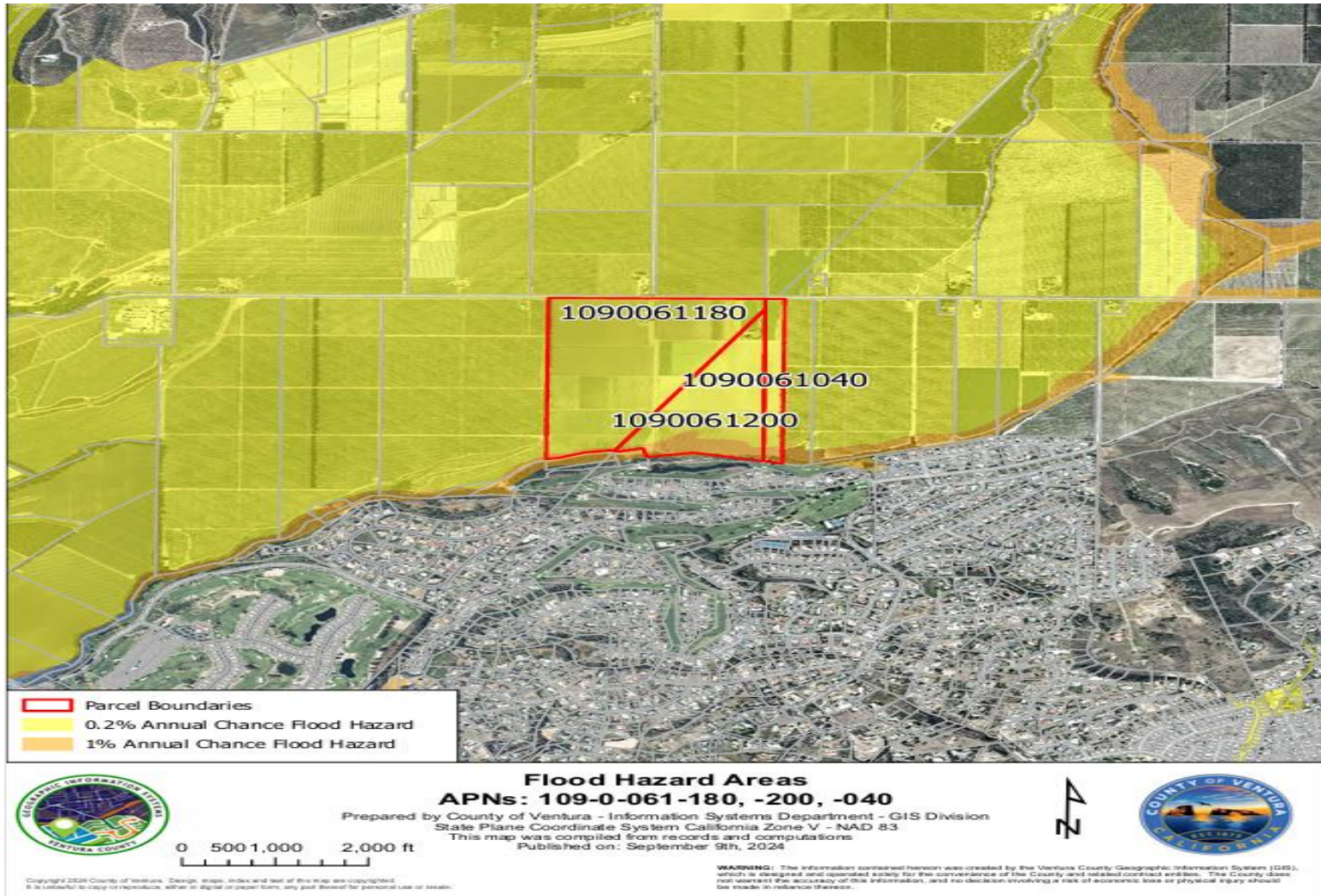


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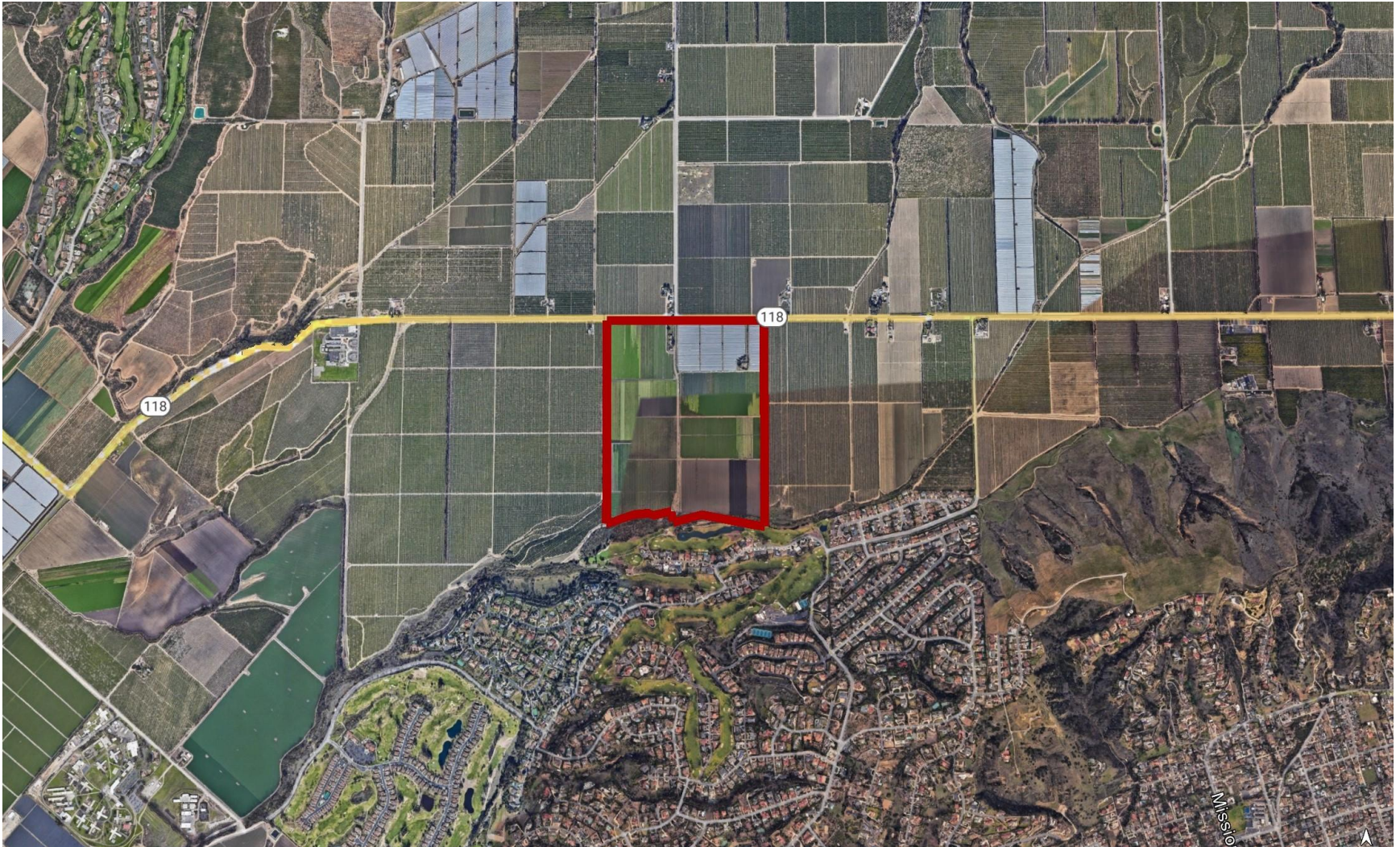
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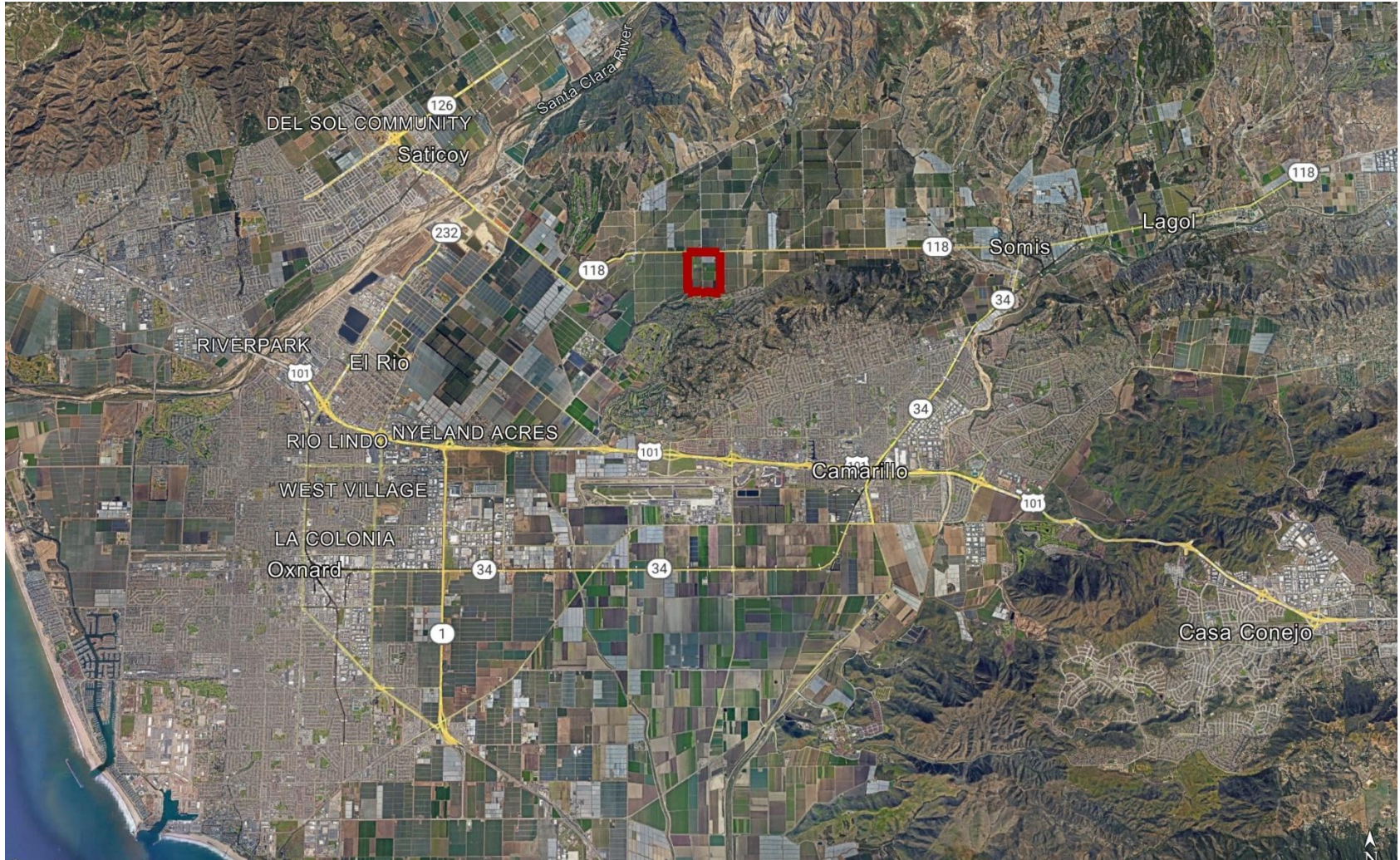
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