

## House Options and Assets (per seller)

Family Ranch nestled in the mountains on 9.69 acres with one of the best breath taking peaceful views in Ventura County. Ranch includes water share rights to plant a total of 7 acres. 1 share is assigned to the house and the acre it sits on. This allows for an additional 300 plus trees to be planted with the already 400 plus Haas Avocado trees on the property.

Additionally there are miscellaneous fruit trees for personal consumption (lemon, Navel oranges, Valencia Oranges, tangerine, Pomegranates, and Several producing pecan trees).

The house is 2,166 sq. feet with 3 bedrooms and 2 baths, a living room and a family room as well as a small craft or playroom off of the family room, residence has an attached 2 car garage with built in storage cabinets and wood work bench. The house has Central AC and Heating which was just completely serviced in 2014. Kitchen Aid Under Counter Dishwasher, Kitchen Aid Range Top, Kitchen Aid Electric Built-in Combination Microwave and Thermal Oven. The residence also boasts two hot water tanks. One on each end of the residence. The tank in the south end of the house is new as of 2014.

A new Fireplace sealed insert was added with heat blower to the living room in 2014. The family room also has an operational Olympic Franklin Fireplace. The kitchen has a 5 stage reverse Osmosis water filtration system with 2.5 gallon under sink storage tank by PurePro USA. The system makes your water cleaner than the water in the City of Fillmore.

The Property also has a 20-foot metal storage container located out of view from the home by the water storage tank.

Protection One Security System--Covers entire home with wireless sensors throughout. Also includes remote monitored Smoke detectors (all of which can reduce your Homeowners insurance). Average bill is \$29.00 a month for monitoring and service. In 13 years there have been no false alarms due to equipment failures.

New (Life Time) Roof and Vents by Peterson Dean Roofing--old roof was completely torn off and replaced along with 7 new roof vents in 2015. Roof was replaced due to age (23 years) not leaks. Assessed for Solar through Peterson Dean that would completely run the home at no cost each year if new owner chooses to install (plans and contacts will be provided (Paperwork for the roof install will be provided).

New Plumbing fixtures in both bathrooms, Laundry room, and Shower. (Installed 2015). New Toilet in washroom bath and pressure assisted toilet in bedrooms baths Replaced due to age.

New Headwall drain installed by water storage tank (installed in 2015).

Storage Tank Approximately 42,000 gallons was drained in 2012 and completely rubber coated with a new center brace inside supporting the roof. Center stand replaced due to rust on old support, coating added to increase longevity of tank.

New domestic booster pump added in 2012.

New domestic metal piping from ground supply to booster pump added in 2016 due to old age of previous piping.

Paver stone patio installed in 2010 adding almost 180 square feet of patio. It was put in to replace outdated wood decking. The deck basks in the beauty of the surrounding mountains (Absolutely incredible view abound throughout the property).

New roof Gutter system installed in 2010

House Painted in 2010 and touched up in 2014

The orchards approximate 400 HAAS avocado trees at their moderate production phase averaging around \$30,000 to \$40,000 a year harvest. Owner will Receive 20% of harvest income (Average is about \$6000 to \$8000 a year profit) under contract with Ranch Manager Quality Ag.

Quality Ag is one of the best harvest producing custom farming businesses in the Santa Clara valley area. Since their hire to the ranch in 2012 the trees have tripled in their production.

The Quality Ag management Contract remains in affect for 6 more years with option to renew. Custom Farming Manger (Quality Ag Inc.) pays all expenses including water, fertilizers and any expense involving the orchard and weed abatement per contract. Domestic Water and Agricultural water come from the same storage tank and the ranch manger pays for that water. Owner only pays current rate of \$56.00 a month for the ranch water shares through Goodenough Mutual Water Company.

Flower gardens produce award winning roses and other variety flowers as

awarded by the Fillmore Flower Show each year.