



**323+ Acres of Prime Farmland
on the Oxnard Plain, Ventura County, CA**

- Rare Offering - Strawberry & Vegetable Row Crop Land
- Ideal Climate & Level Topography - Strategically Located
- Fronting on the 101 Fwy & Santa Clara & Central Avenues
- Located within the City of Oxnard Area of Interest
- Water Sources: 2 Private Wells
- Farm Lease w/ Excellent Tenant / 1-year Termination Clause
- Zoned AE 40 Acre Minimum & Subject to VC SOAR
- Unincorporated area of Ventura County
- Comprised of 10 APNs - 149-0-010-025,-115,-165,-175, & 149-0-021-145,-155,-175,-185,-285,-295, totaling 324.55 acres per VC Assessor

Offered at \$25,750,000.

**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



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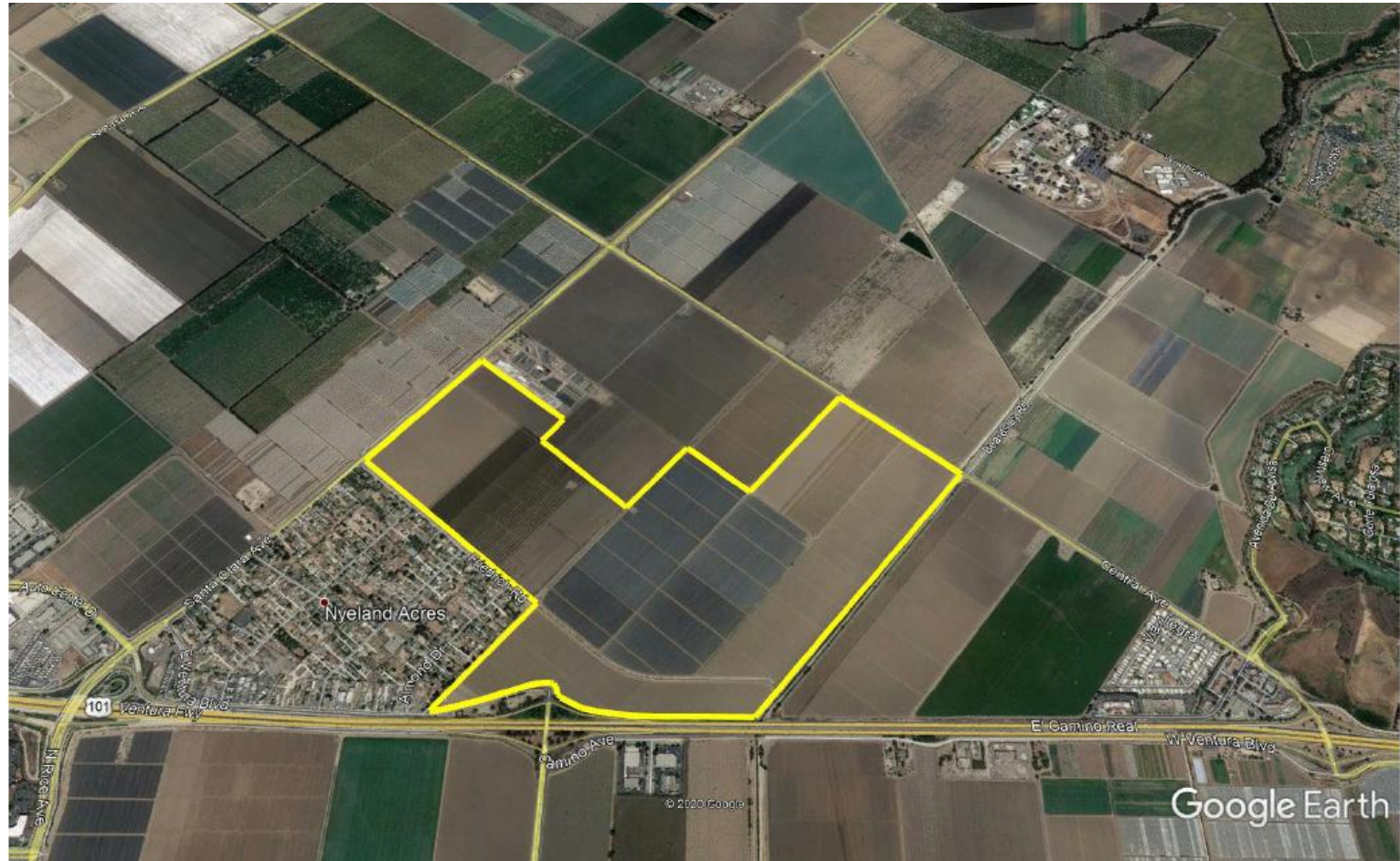
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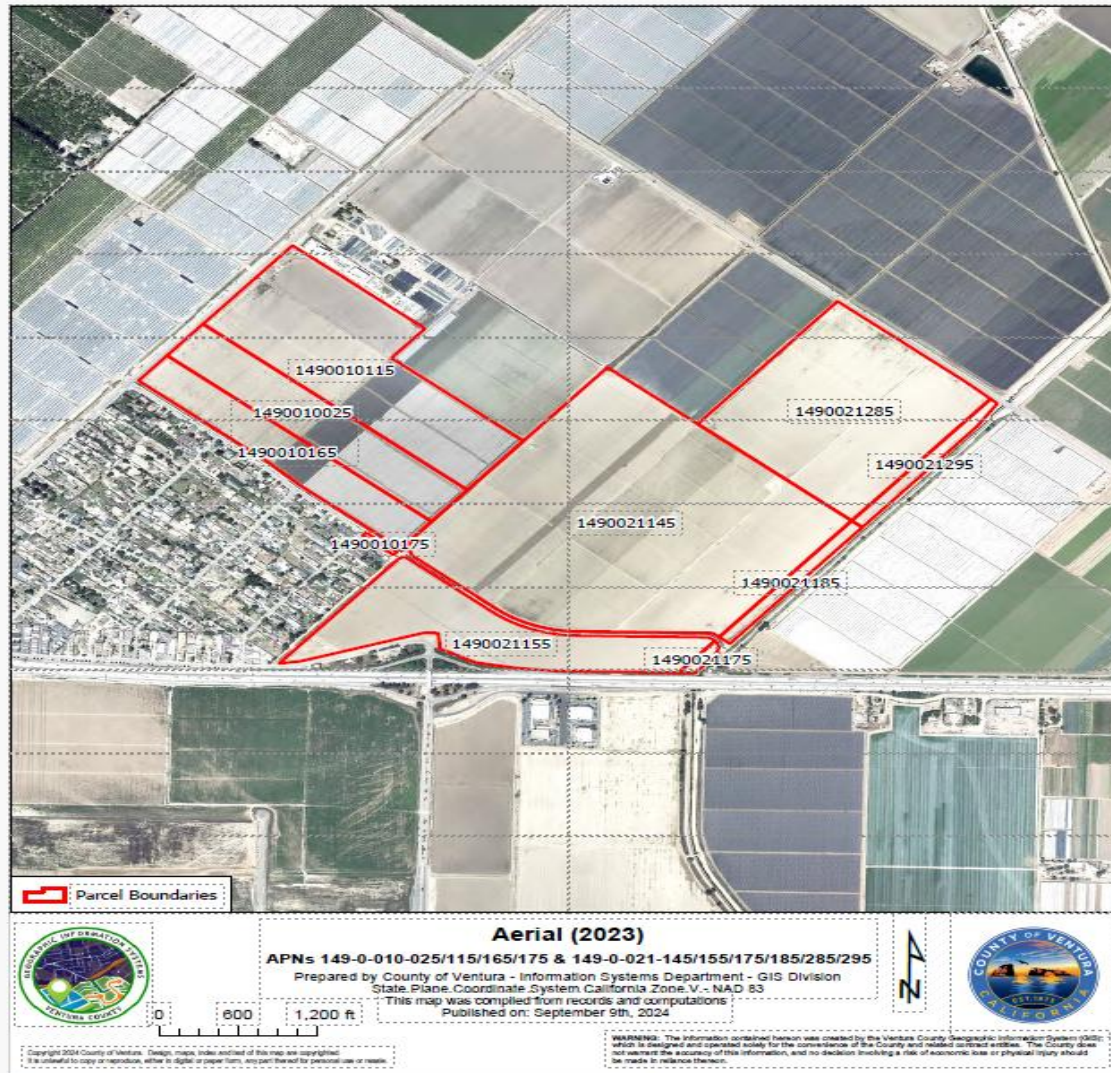
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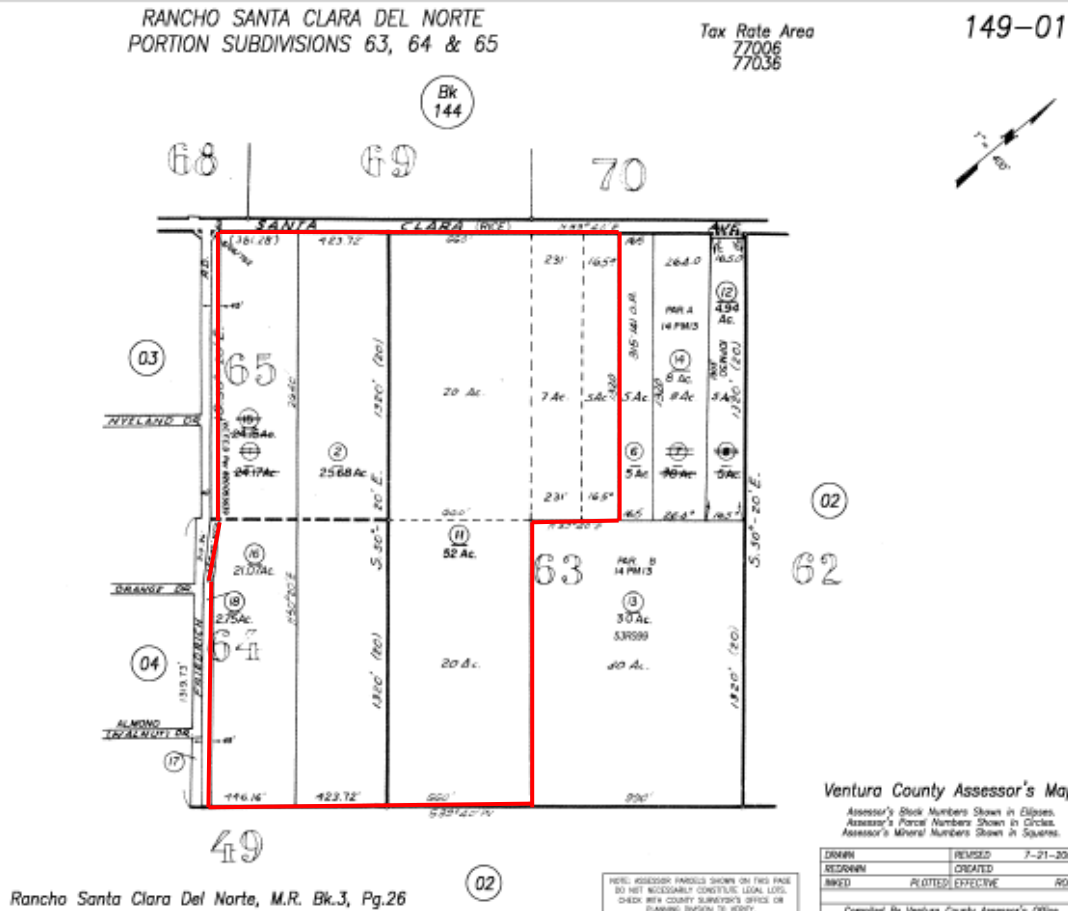
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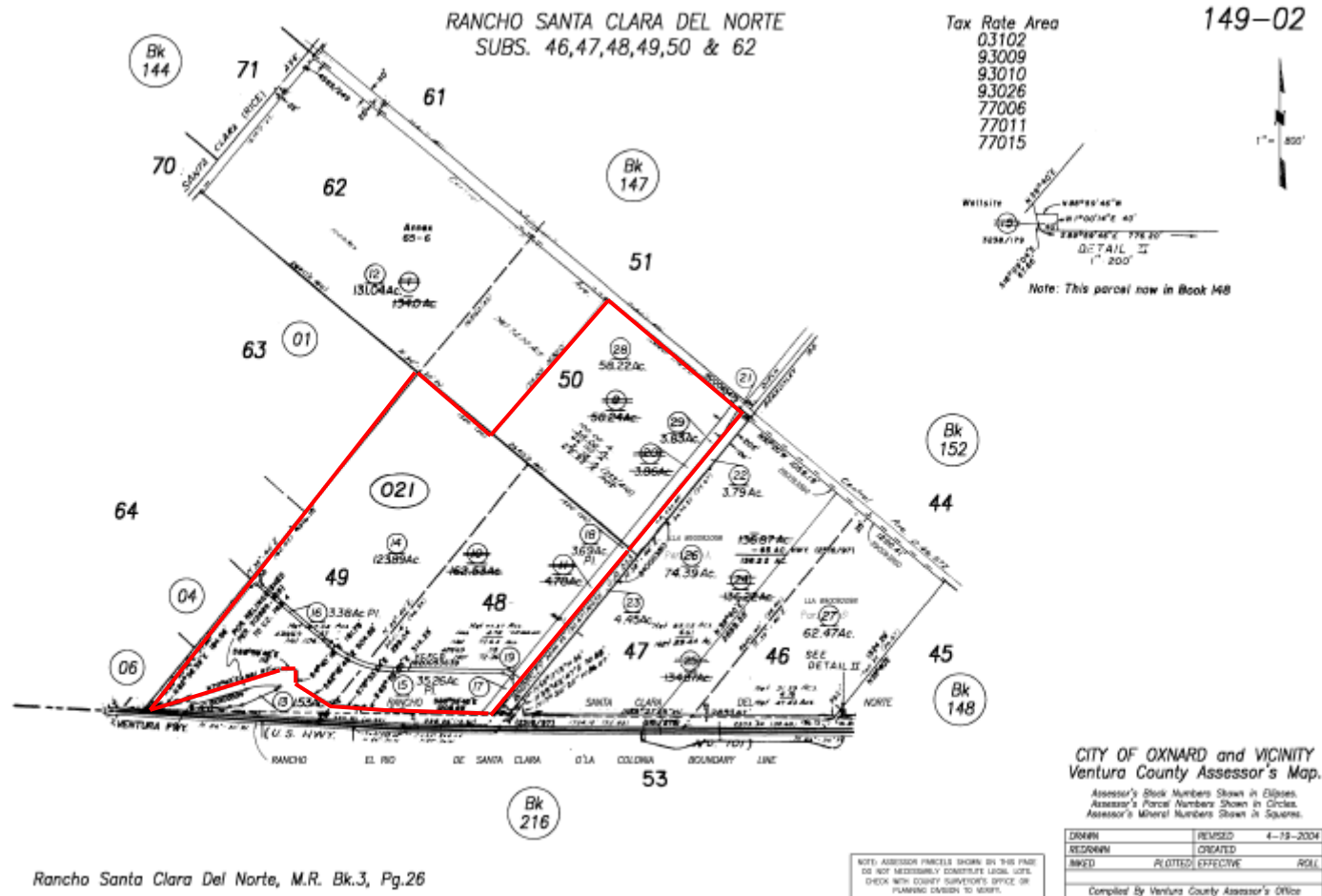
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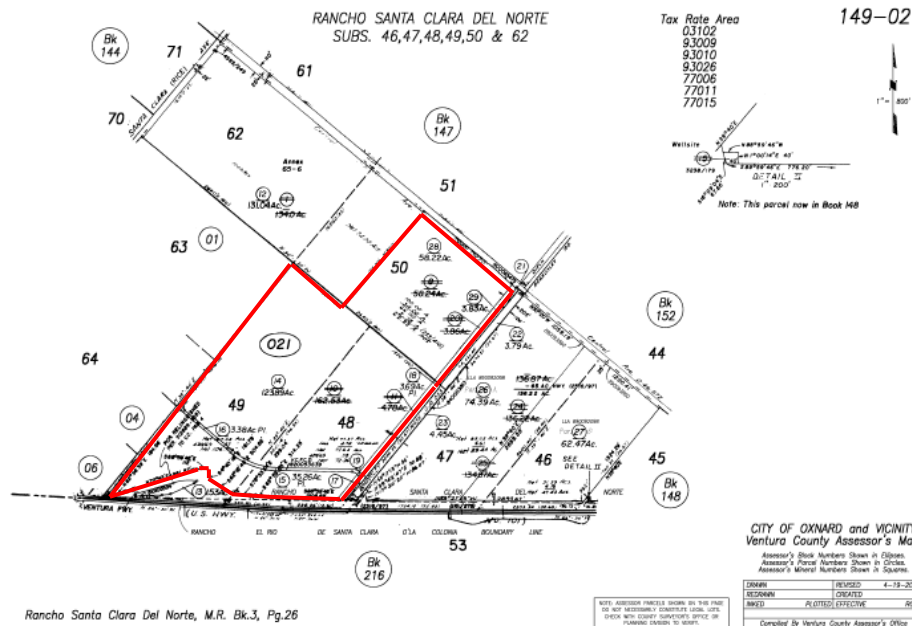
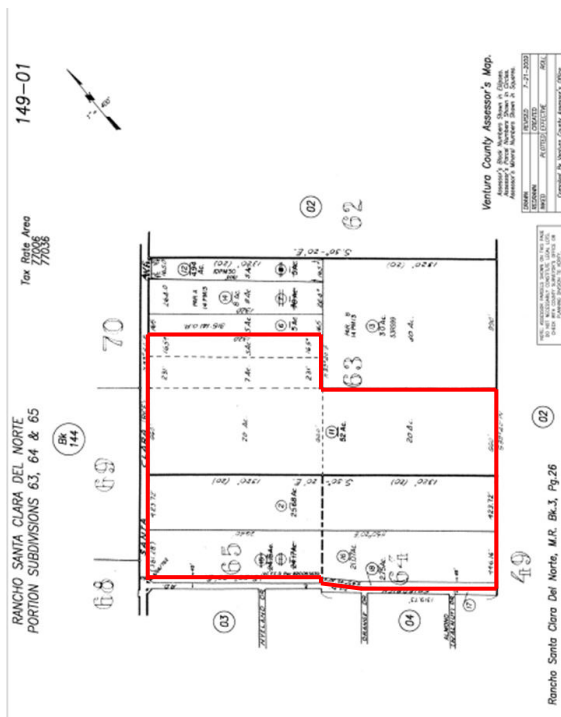
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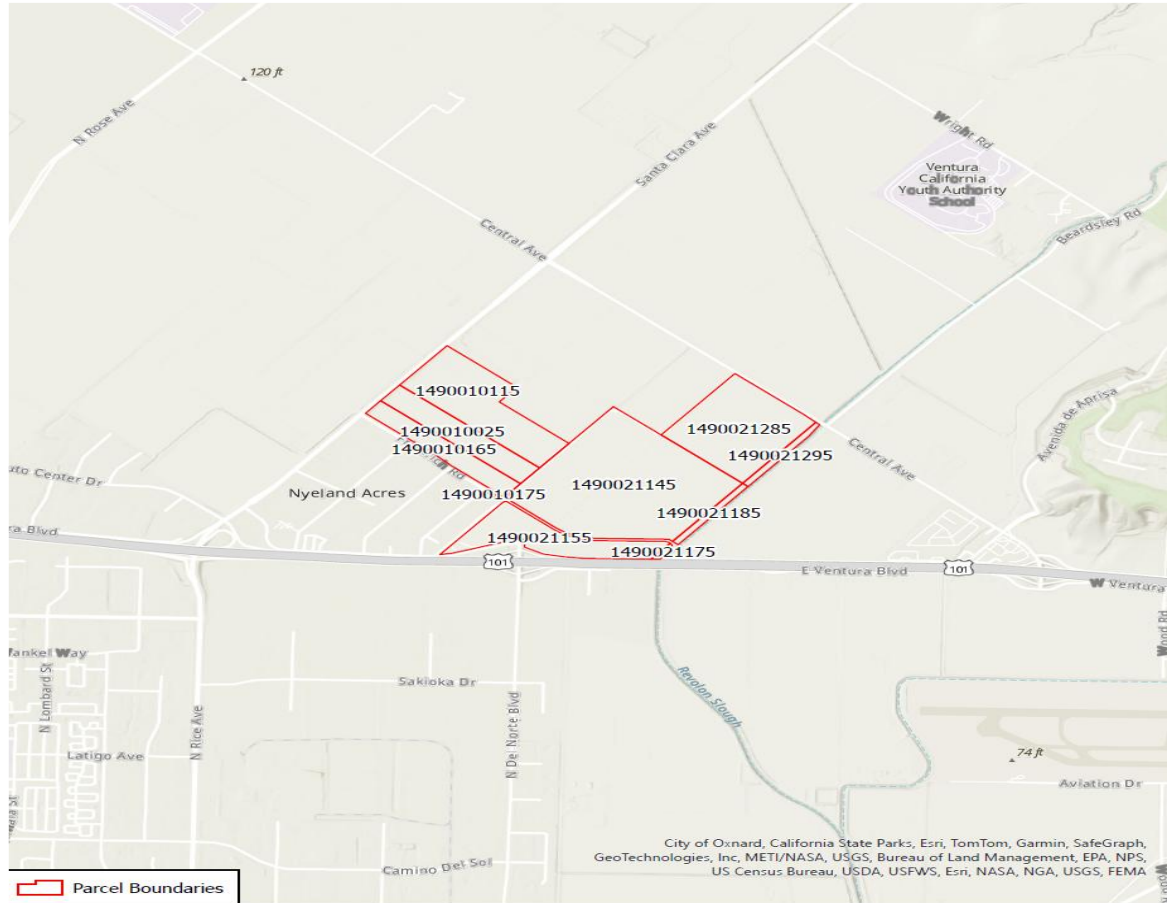
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0 1,000 2,000 ft

USGS Topography

APNs 149-0-010-025/115/165/175 & 149-0-021-145/155/175/185/285/295

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

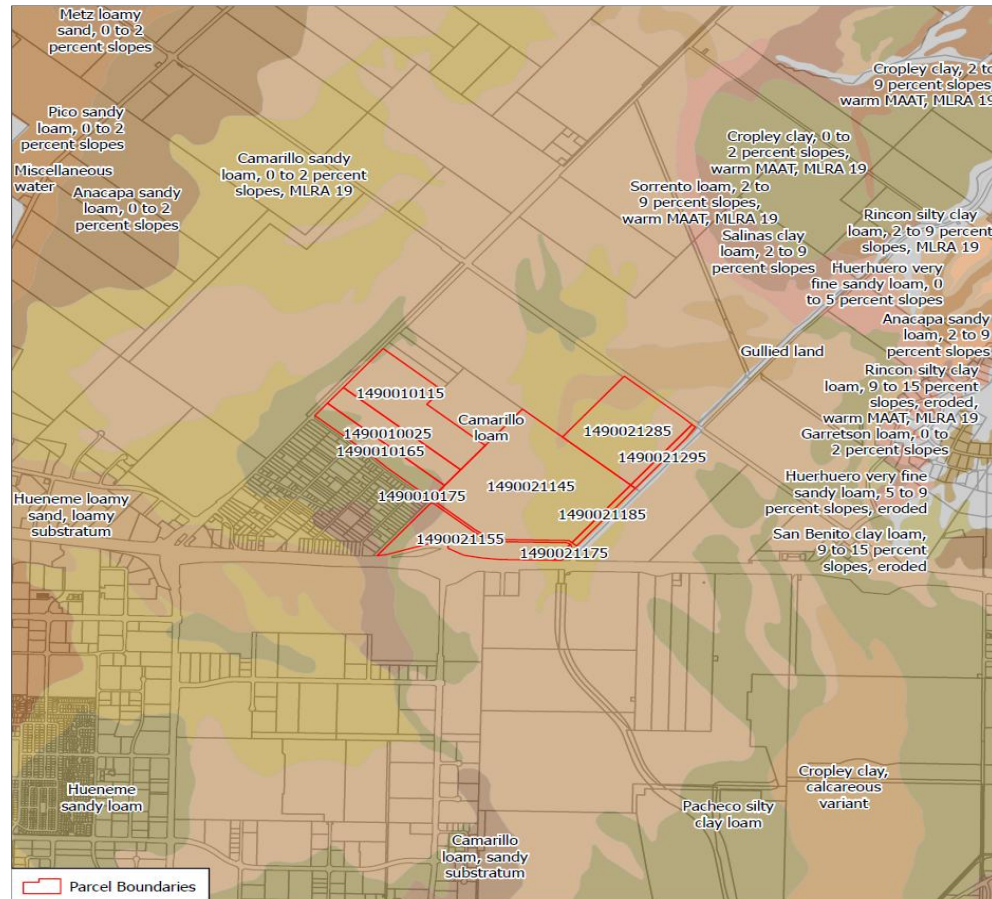
Published on: September 9th, 2024



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Soil Types

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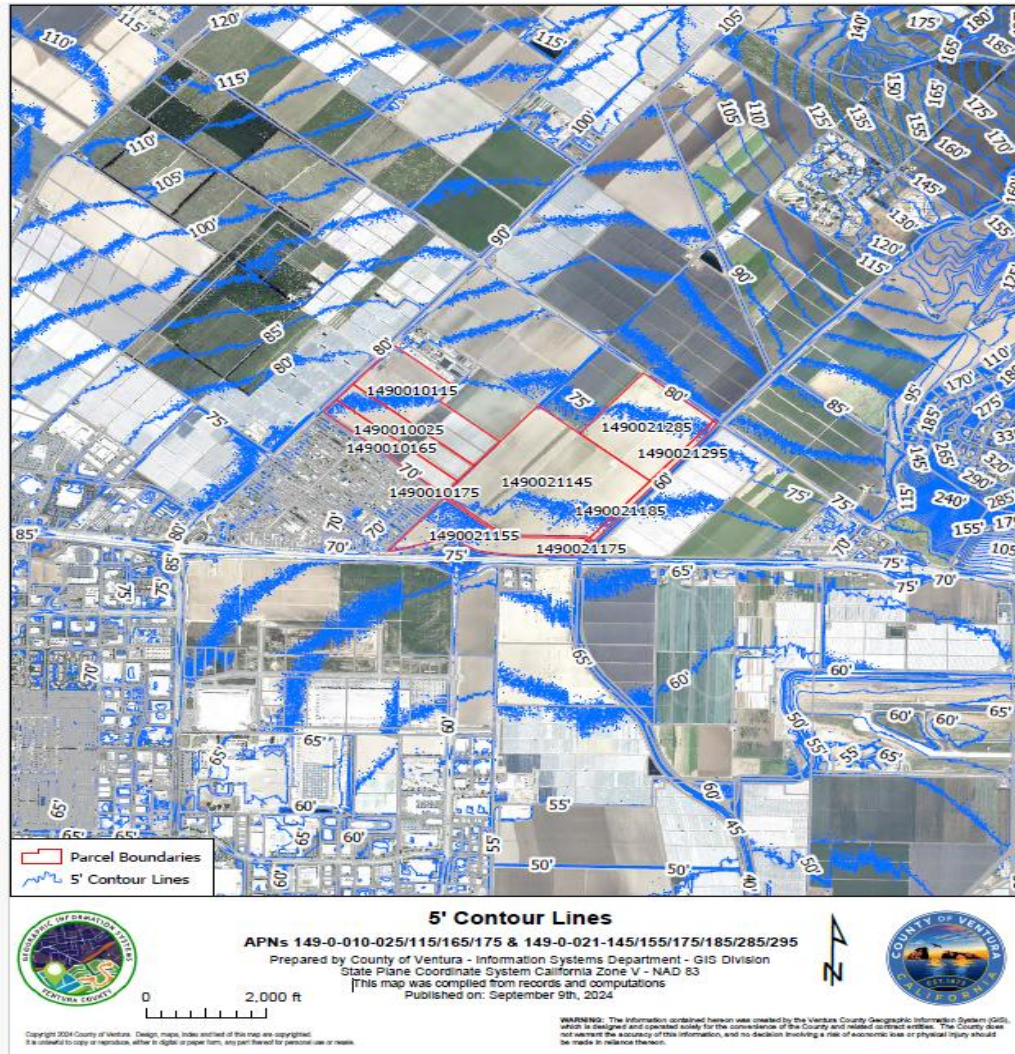
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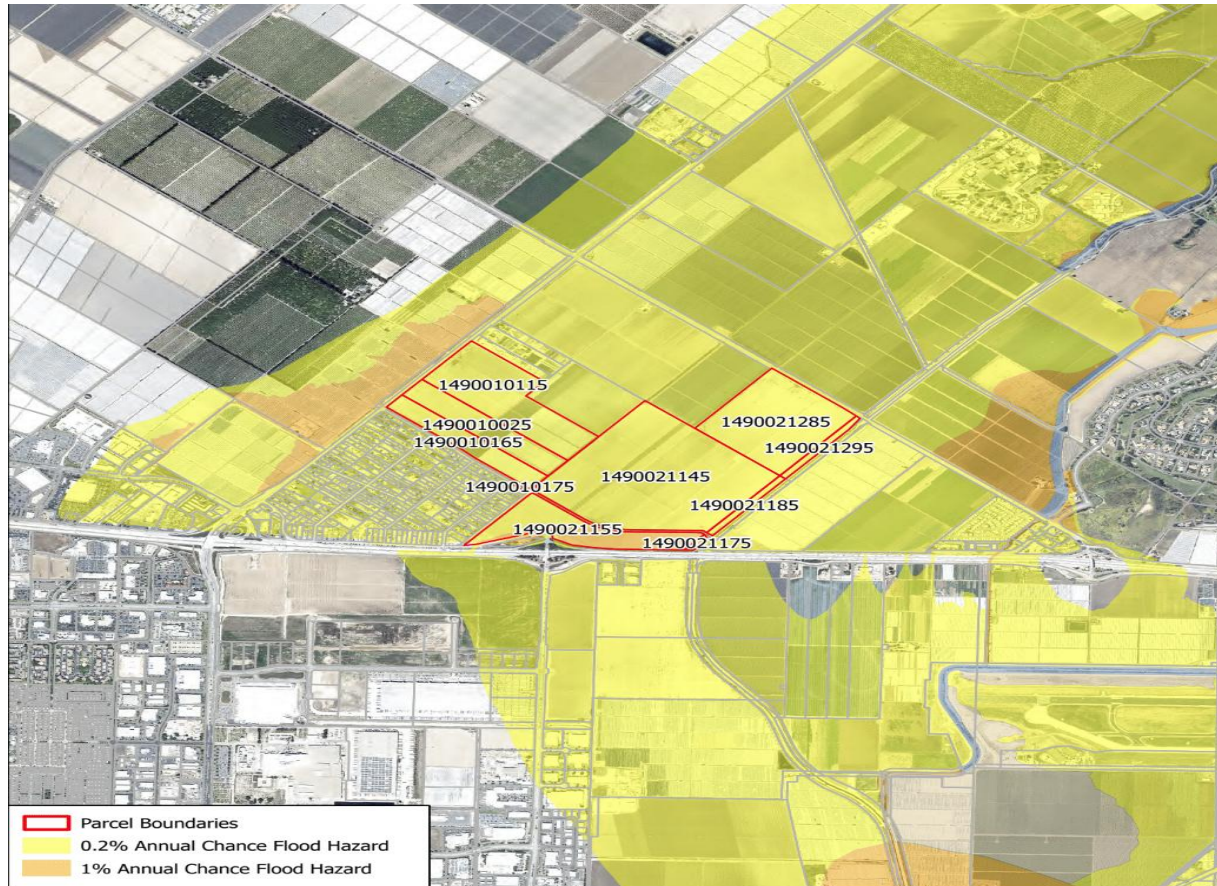
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Flood Hazard Areas

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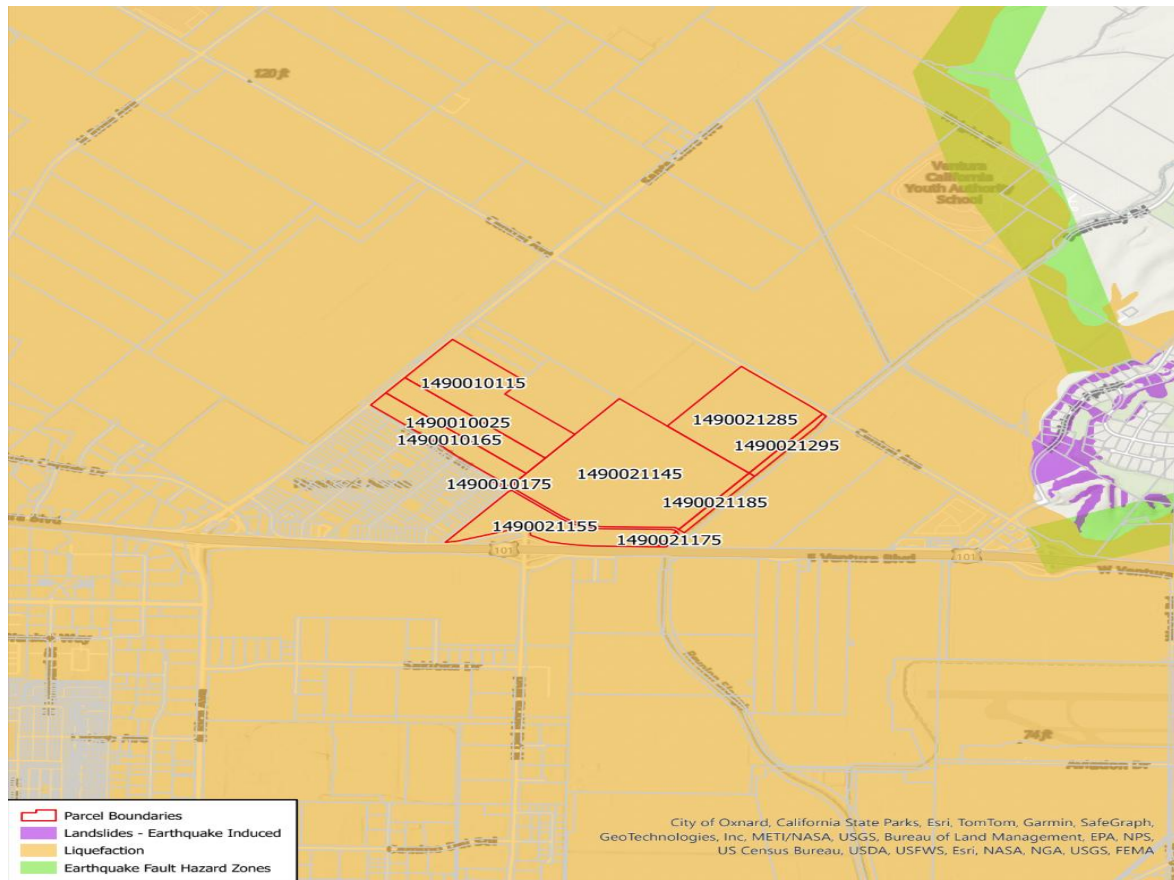
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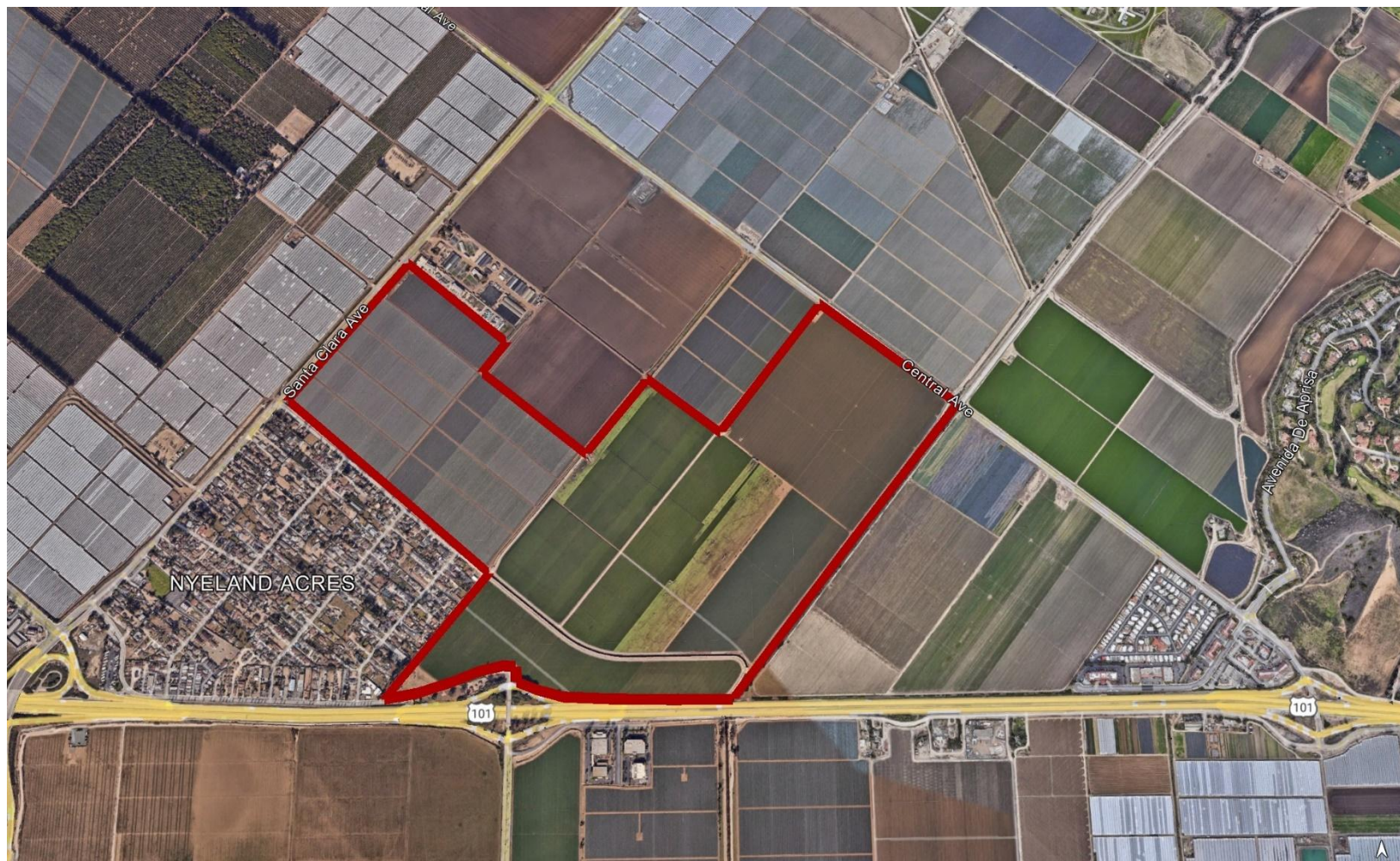
Hazards
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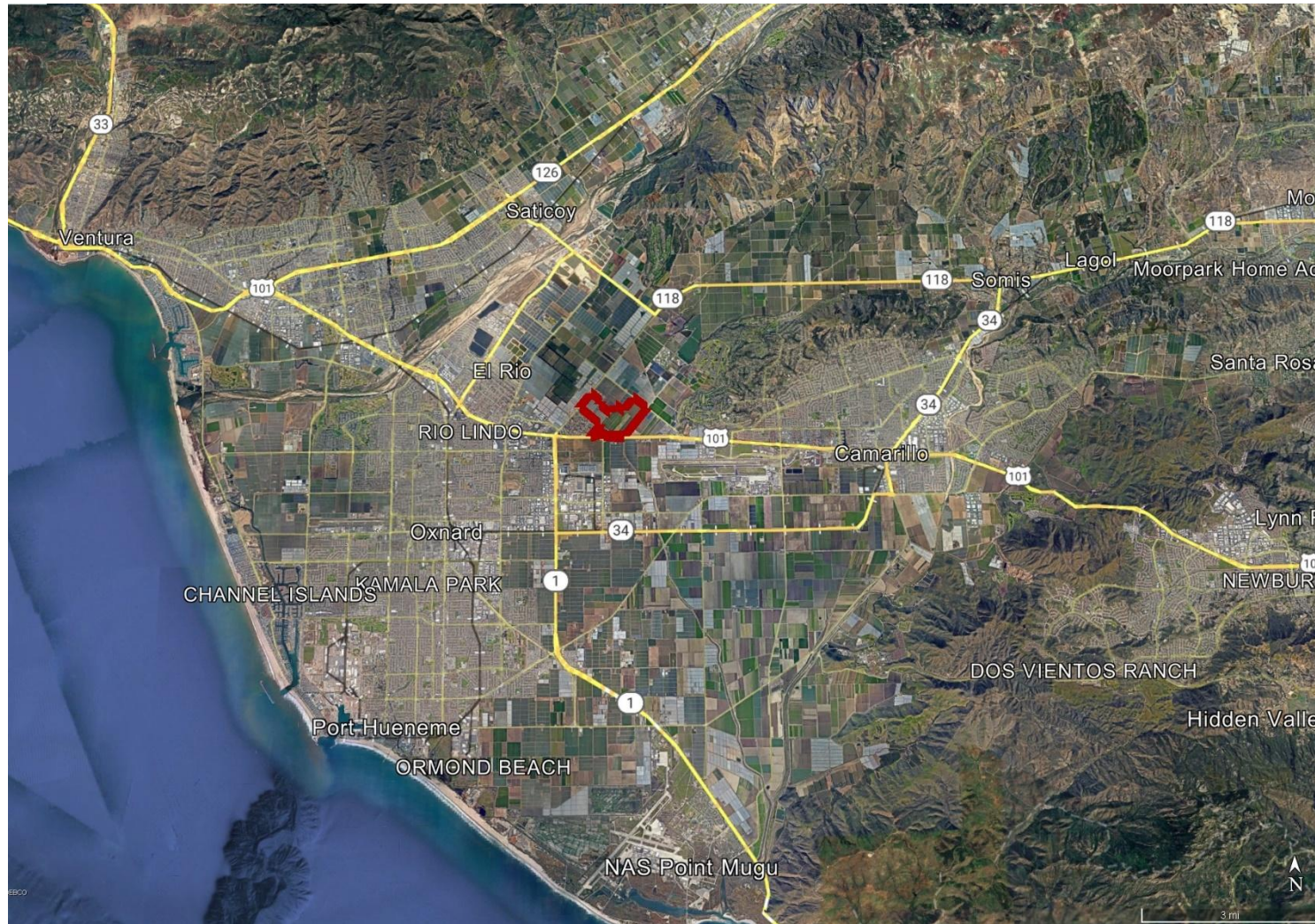
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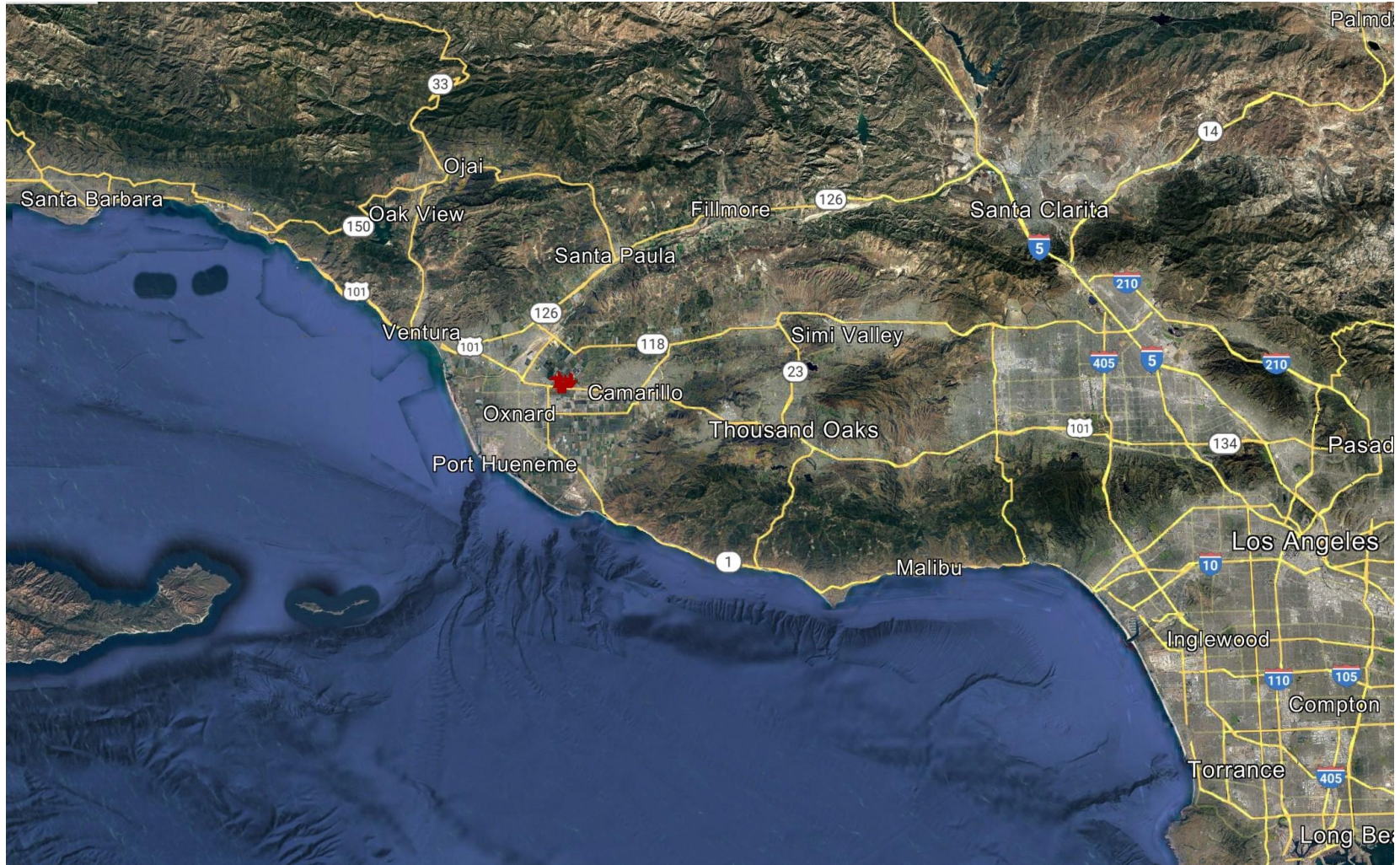
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