

3945 PACIFIC COAST HWY · VENTURA CA 93001

RINCON RANCH

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

**\$3,100,000 PRICE
REDUCTION**

Now Offered at
\$13,800,000

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

Rob Devericks
805.879.9641
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CA LIC. 01349816

Jon Ohlgren
805.689.7839
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CA LIC. 01464358





**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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Now Offered at \$13,800,000

±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 it's 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.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

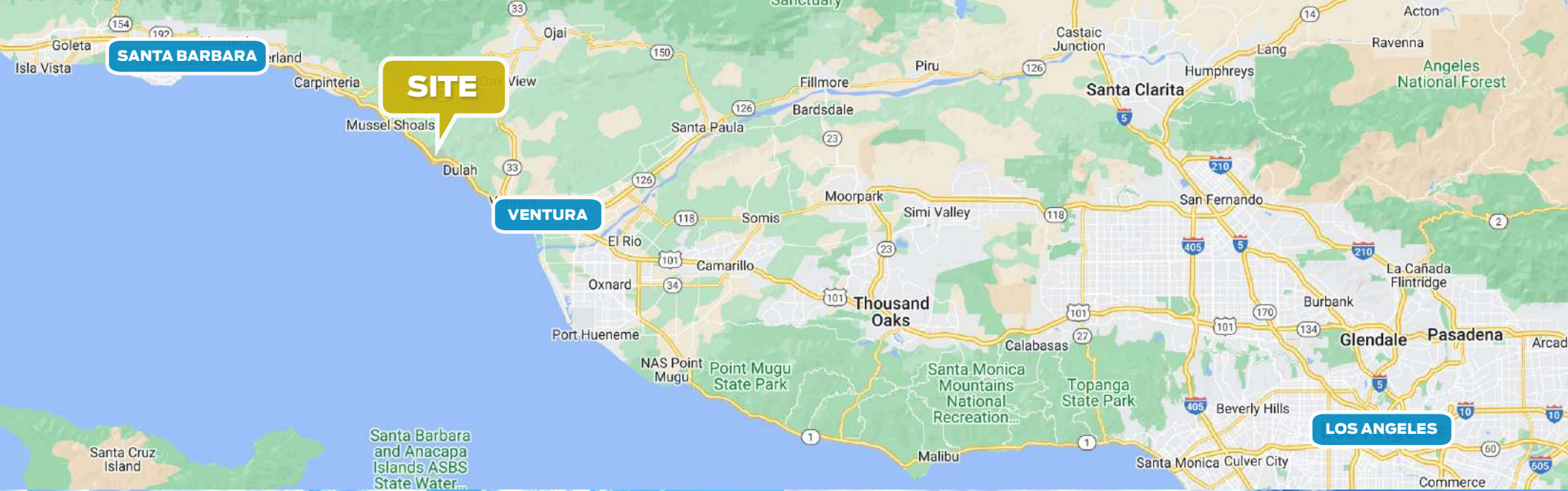
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Offering Specifics

Land Size	±315.78 Acres (±13,754,963 SF)		
	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
Parcel Breakdown	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



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, Partion Pg.12			
Compiled By Ventura County Assessor's Office			



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2.15.24

RADIUS RANCH, VINEYARD & AGRICULTURAL PROPERTIES | 226 E. DE LA GUERRA ST. SUITE 100



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