



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 - Tiled
- 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 \$29,995,000.

Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015
Lic #00305498



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



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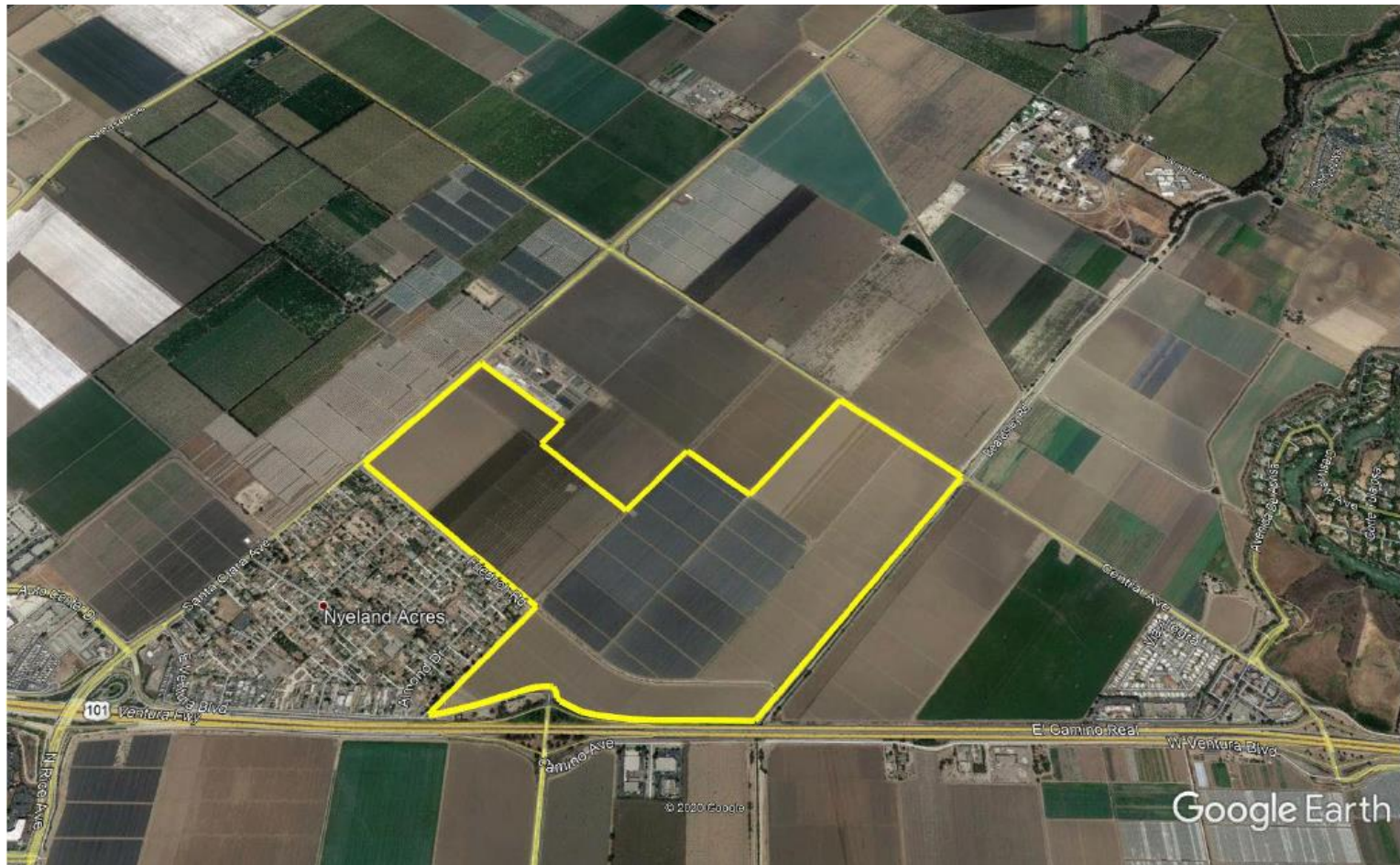
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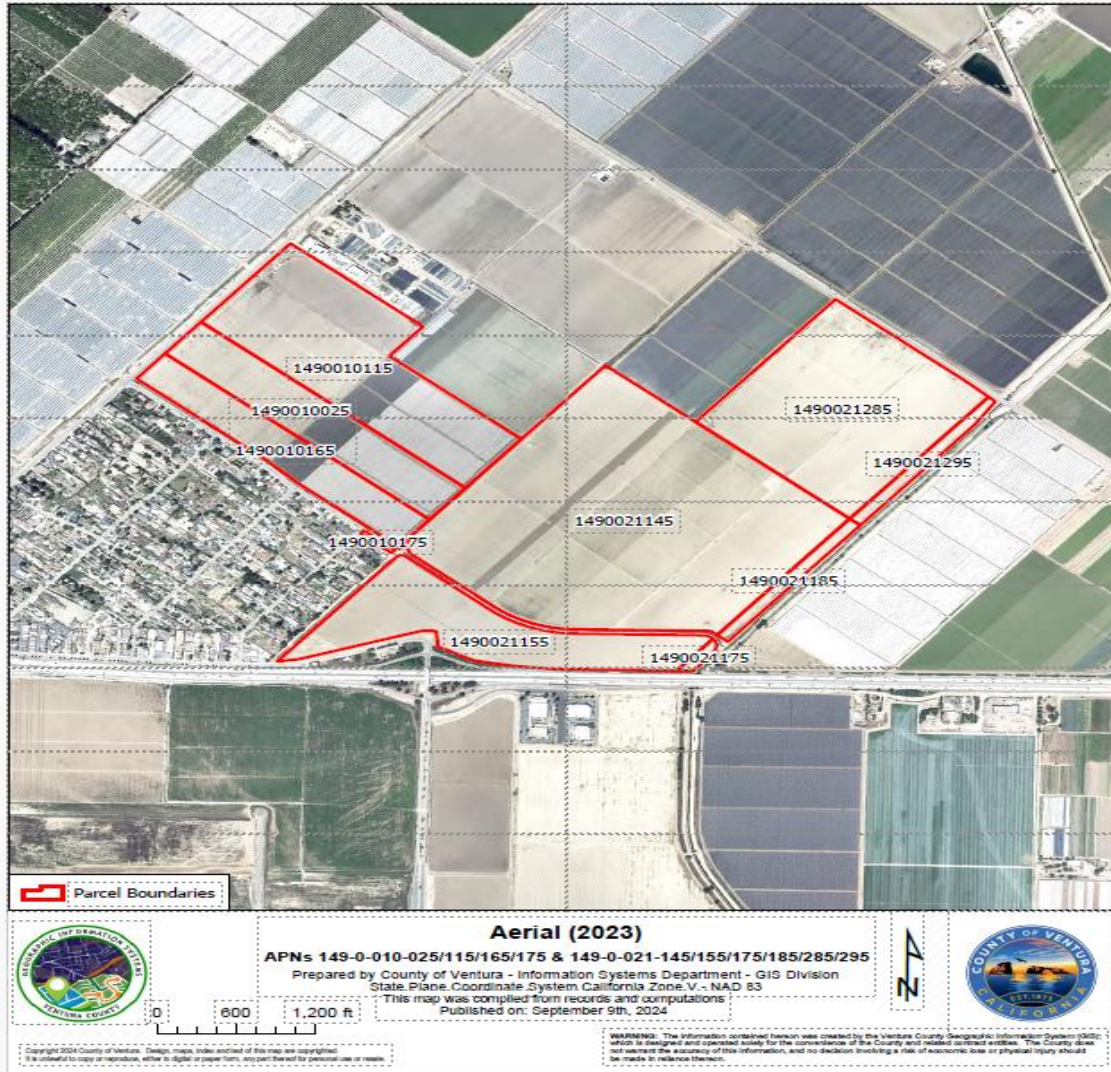
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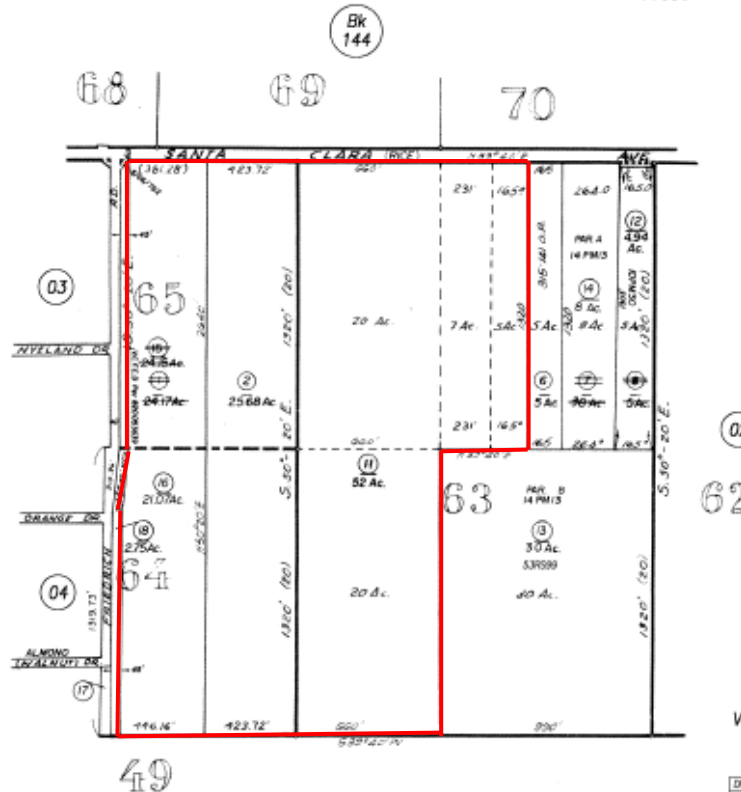
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RANCHO SANTA CLARA DEL NORTE
PORTION SUBDIVISIONS 63, 64 & 65

Tax Rate Area
77006
77036

149-01



Rancho Santa Clara Del Norte, M.R. Bk.3, Pg.26

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.

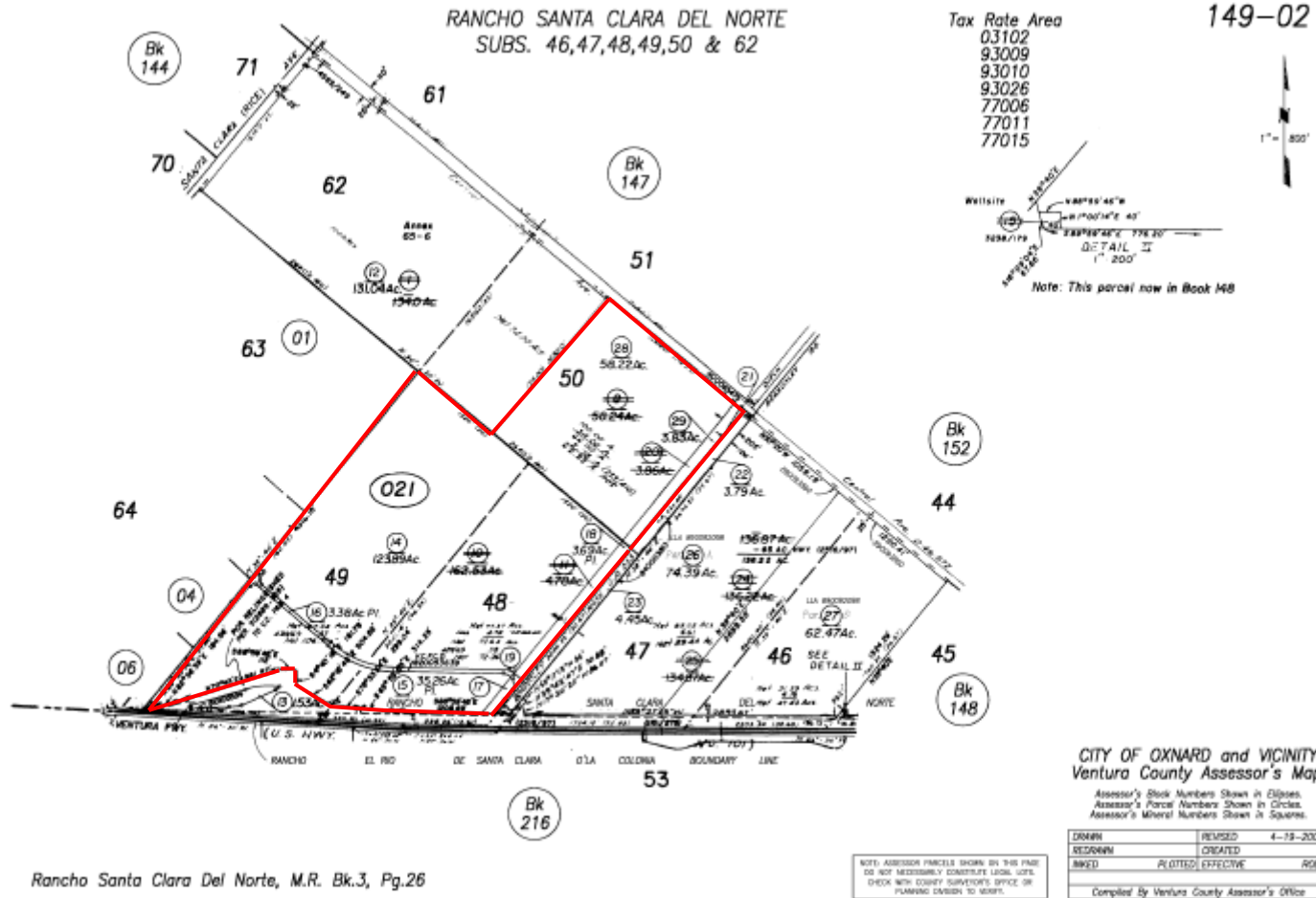
DRAWN	REVISED	7-21-2003
REDRAWN	CREATED	
REVISED	PLOTTED	EFFECTIVE
		ROLL

Compiled By Ventura County Assessor's Office

NOTE: ASSASSOR PARCELS SHOWN ON THIS PAGE
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CHECK WITH COUNTY SURVEYOR'S OFFICE OR
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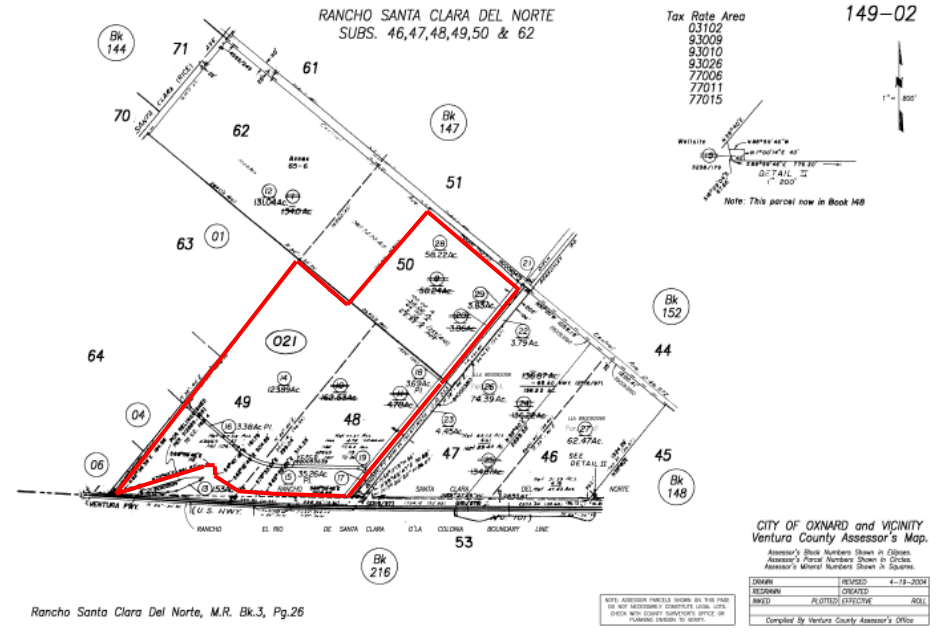
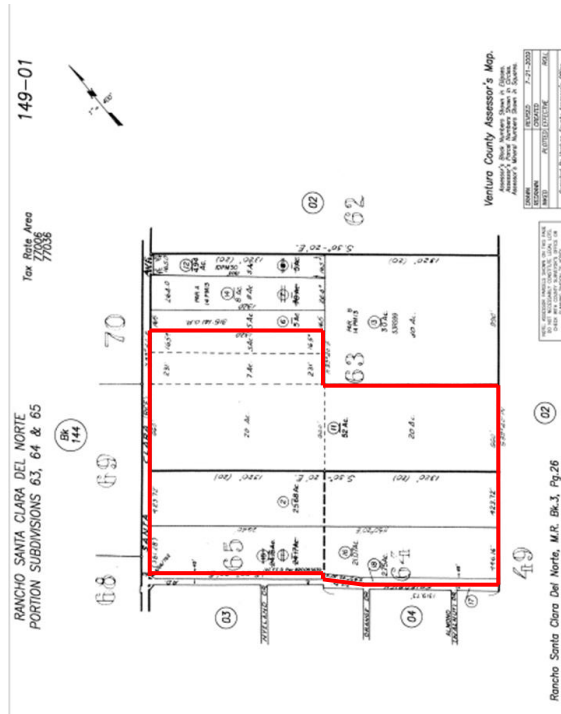
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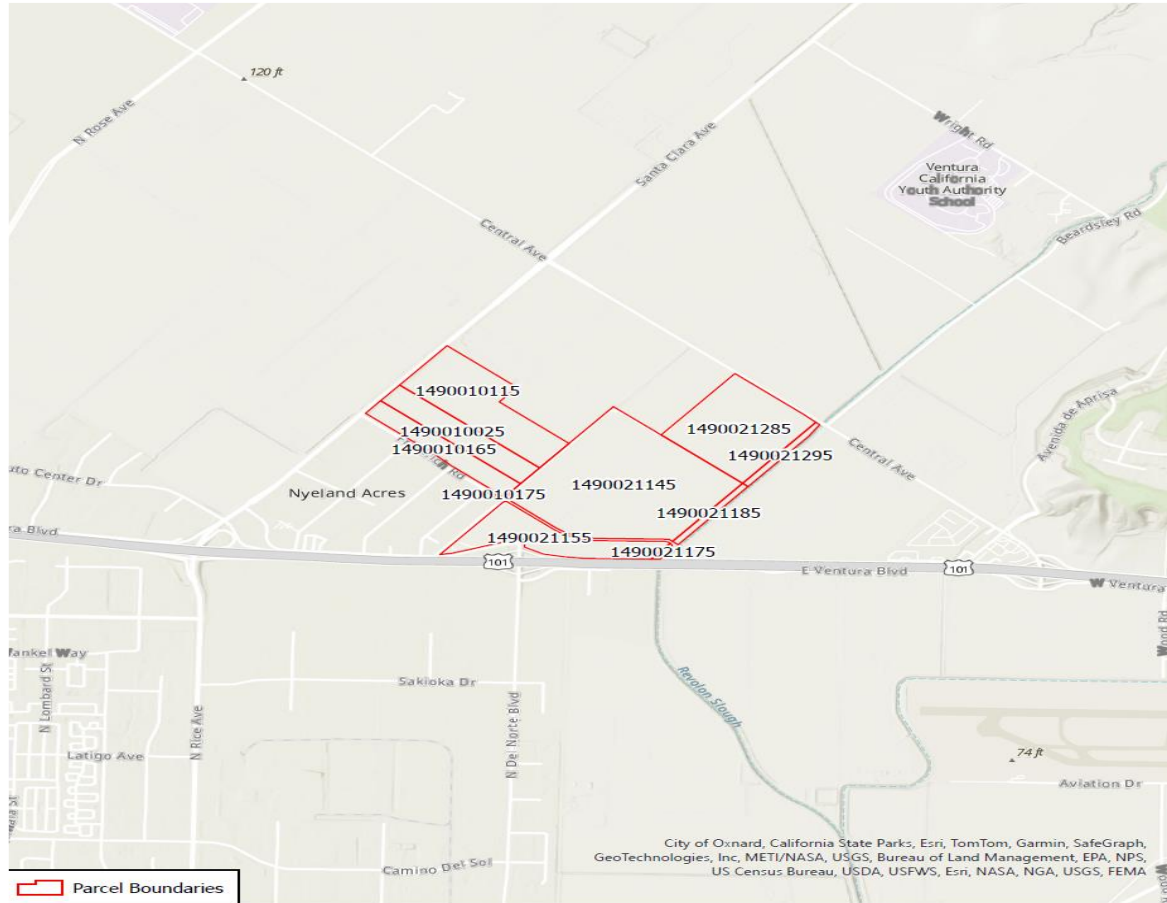
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USGS Topography

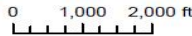
APNs 149-0-010-025/115/165/175 & 149-0-021-145/155/175/185/285/295

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

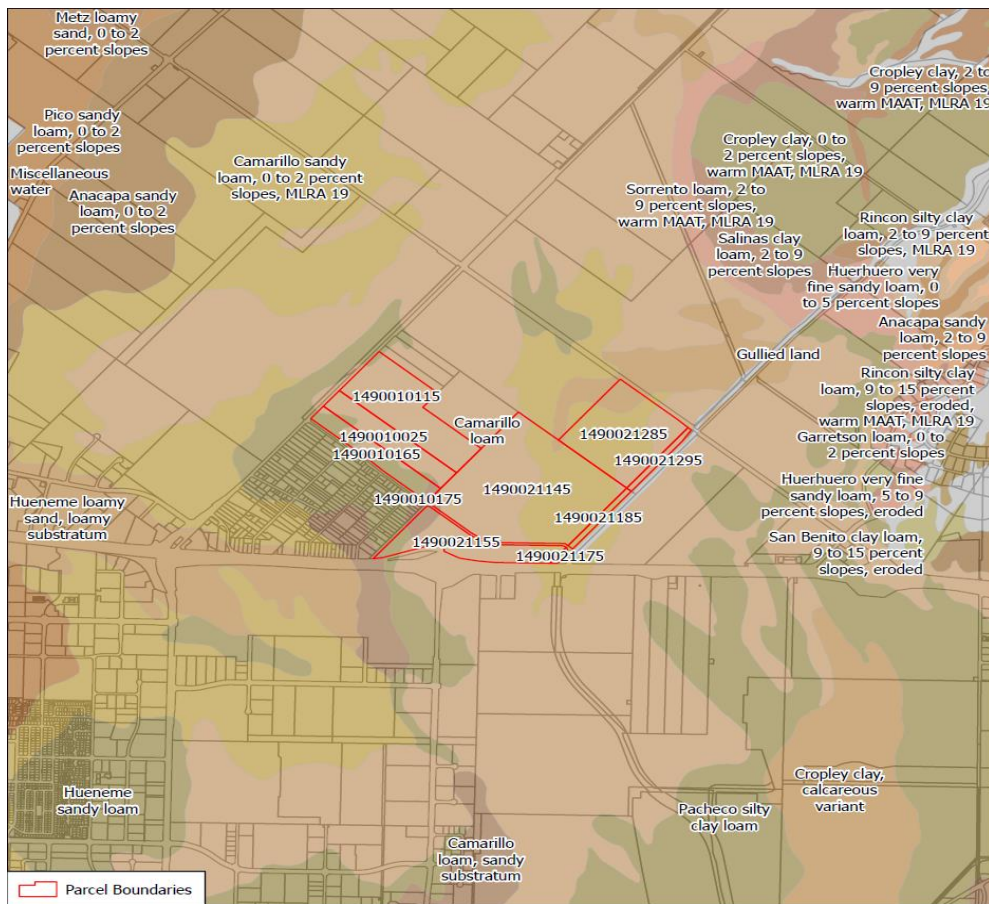


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0 1,000 2,000 ft

Soil Types

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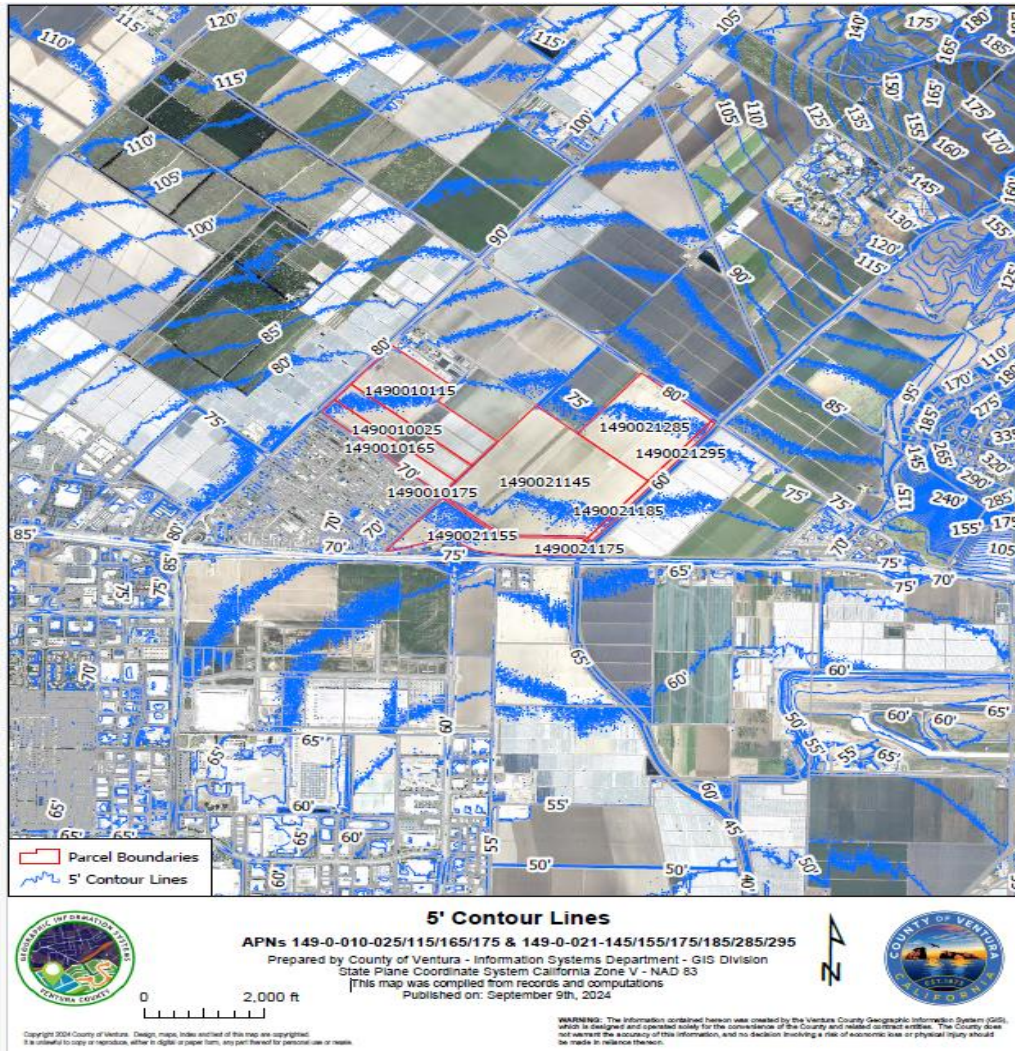
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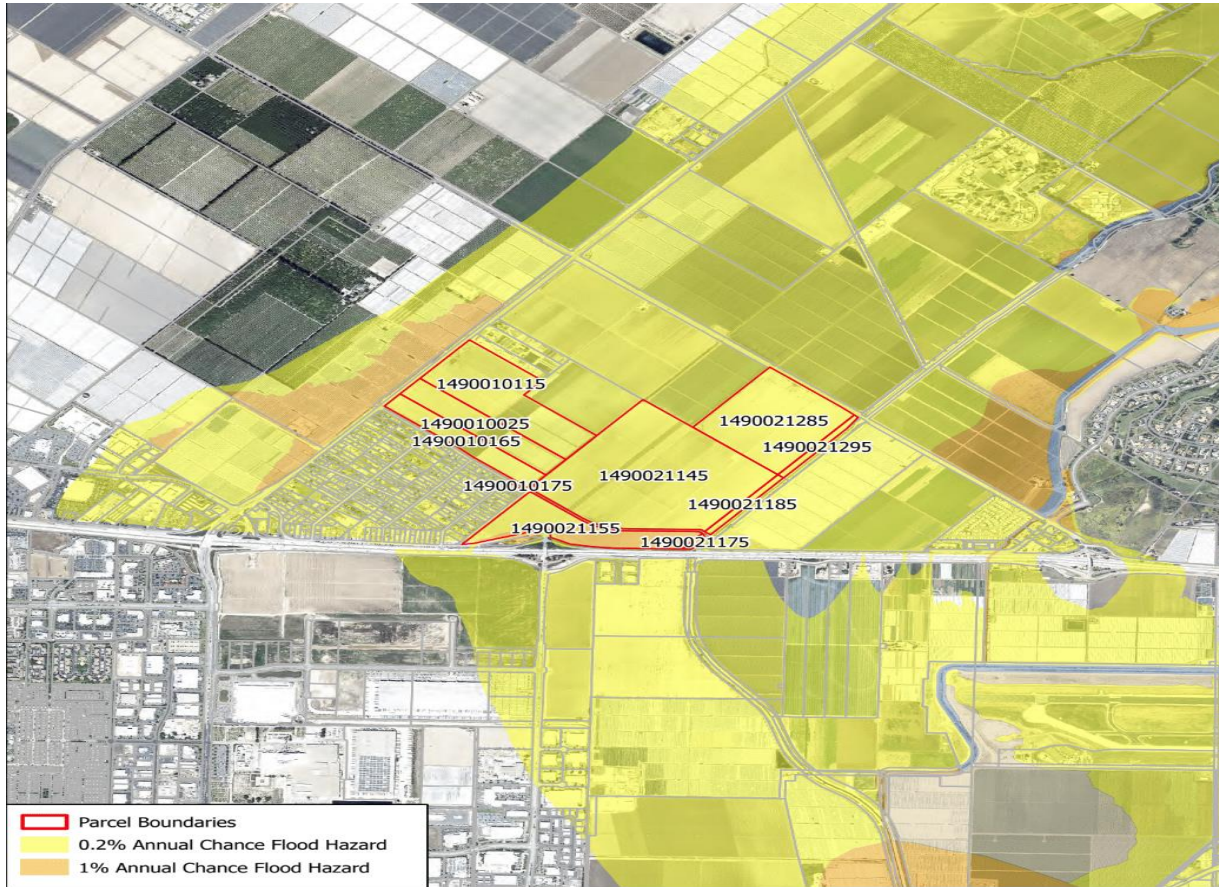
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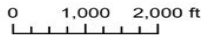
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Flood Hazard Areas

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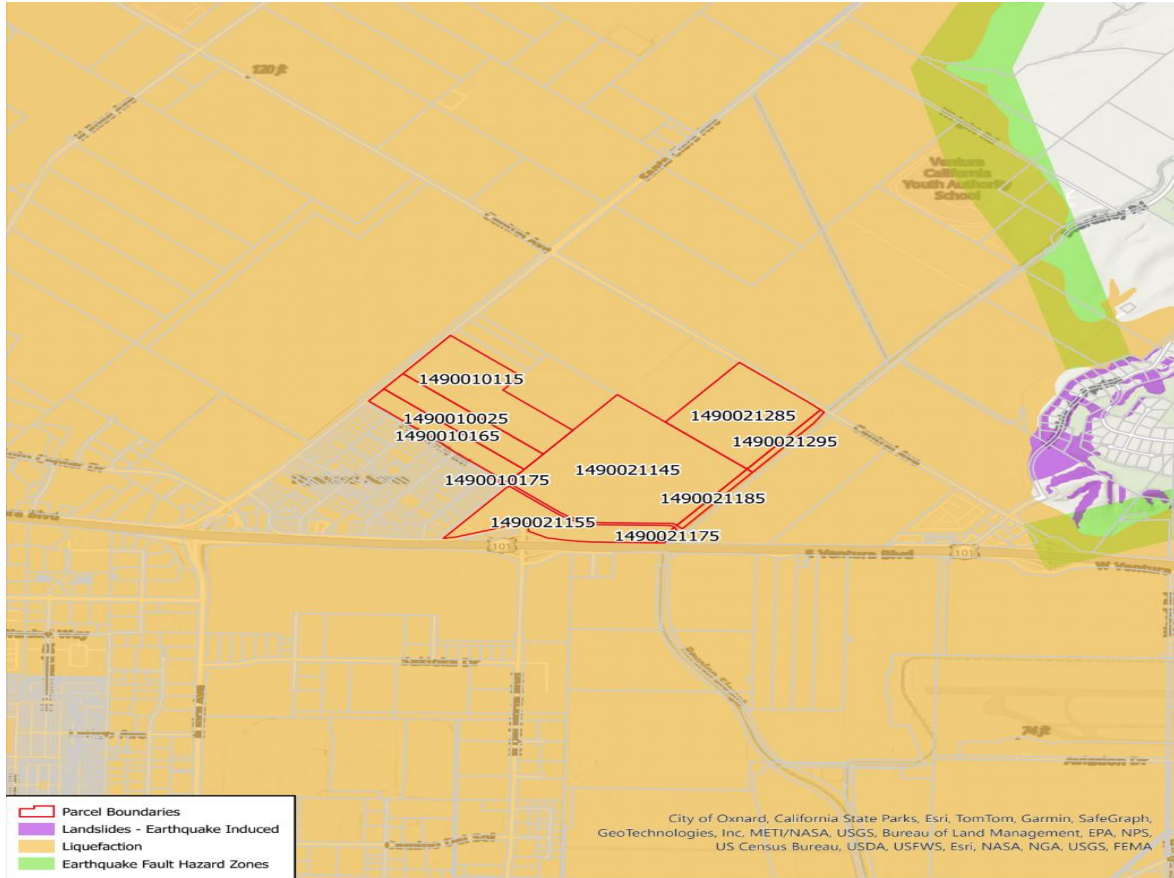


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Hazards

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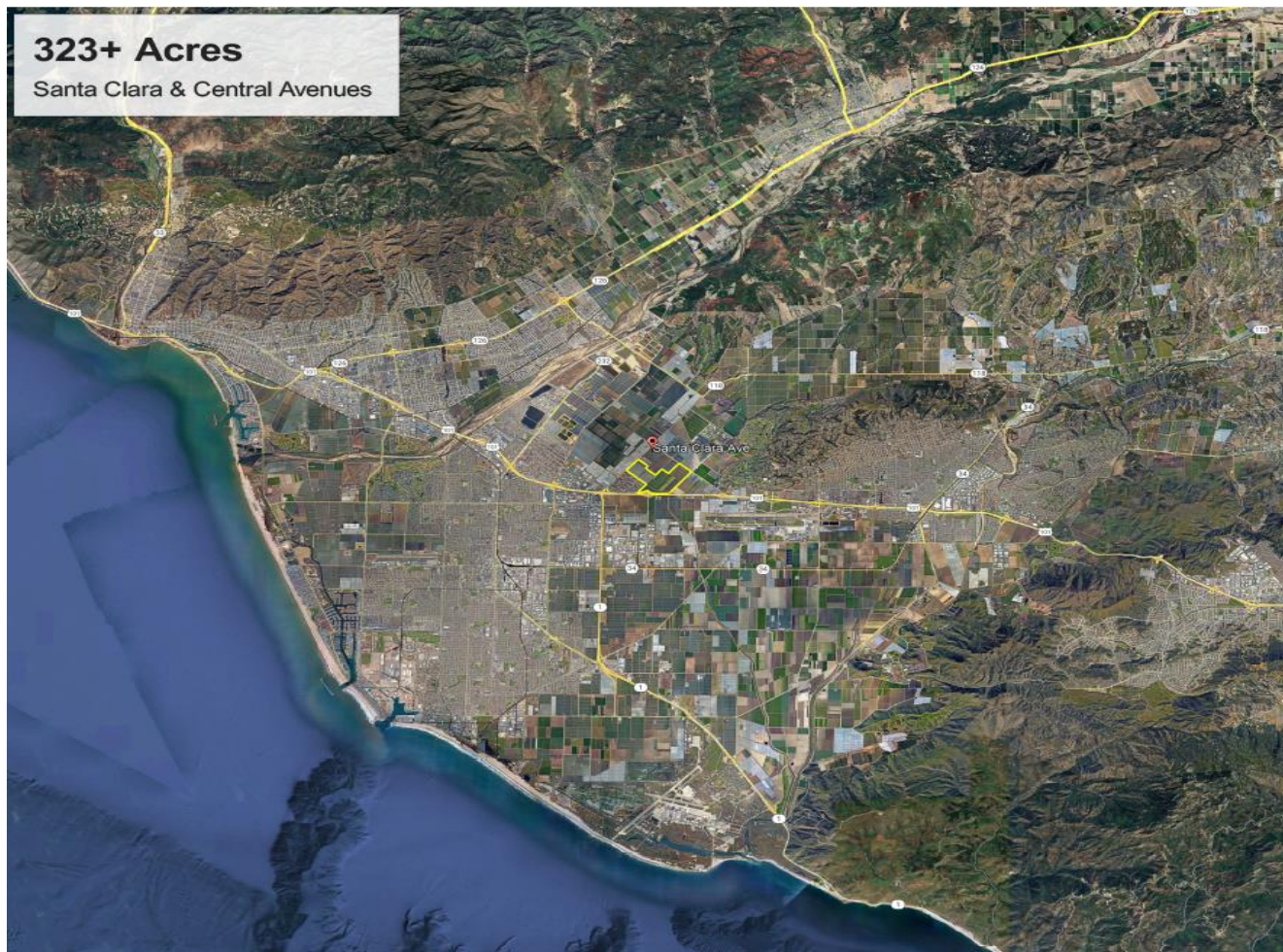
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