



Previously Farmed in Avocados & Lemons

155+/- Acres of Prime Ventura County Farmland

- 144+/- Gross Farmable Acres – Comprised of 3 Separate Legal Lots
- APNs 109-0-050-085,-185 &-125 Parcel Acreages: 43.25 + 50.62 + 62.11
- In Row Crop Production Currently - Previously in Lemons & Avocados
- Well Maintained Ranch – Subject to Short Term Leases
- Located at the Intersection of Beardsley & Wright Roads - NWC
- Close Proximity to major arteries - 101 Fwy, Hwy 1, Hwy 118 & 126 Fwy.
- 2 Private Water Wells - Combined Pumping Rate @ Approx. 2000+/- GPM
- Favorable Topography w/ Gradual Drainage (see Topo Map)
- Improved with Mobile Hm, Equipment Sheds, Wind Machines & Access Rds
- Located across the street from Camarillo City Limits & CURB
- Zoned AE 40 Acre Minimum & Subject to Ventura County SOAR

Offered at \$8,995,000.

Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015

Lic #00305498





**155 +/- Acres of Vegetable Row Crop Ground, Previously Planted in Lemons & Avocados
Camarillo, CA**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

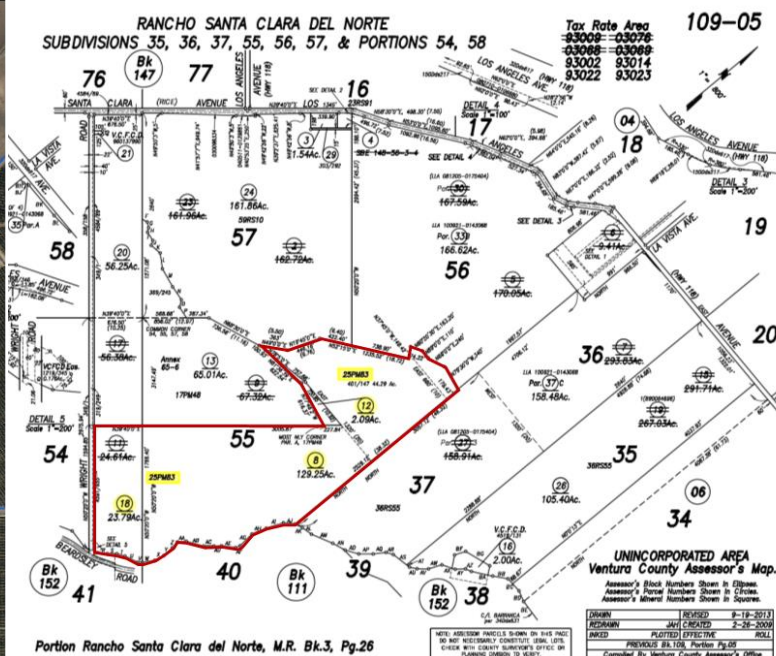


**155 +/- Acres of Vegetable Row Crop Ground, Previously Planted in Lemons & Avocados
Camarillo, CA**



155 +/- Acres of Vegetable Row Crop Ground, Camarillo, Ventura County, CA

155 +/- Acres of Vegetable Row Crop Land Previously Planted in Lemons & Avocados Camarillo, CA



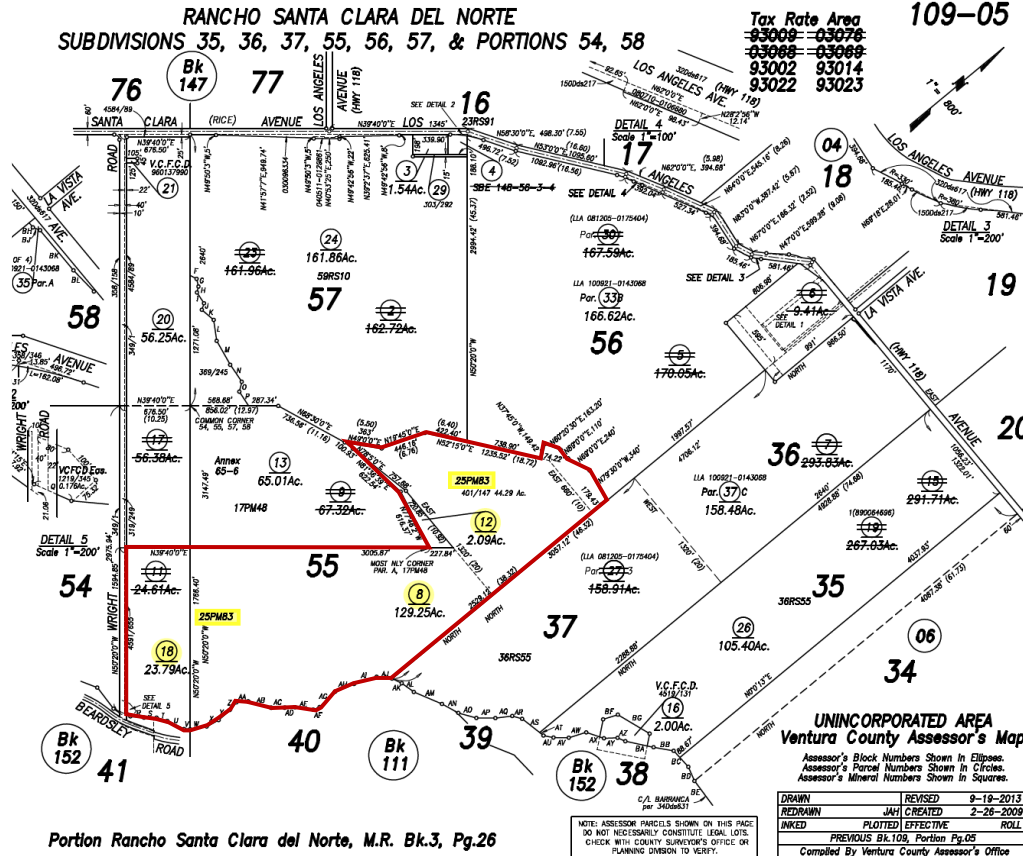
JACOBSON REALTY, INC. - Lynn Osslund & Jillian Bailey
General Real Estate Investments – Agricultural, Commercial & Residential
445 Rosewood Avenue, Suite J Camarillo, CA 93010
805.389.4747 phone 805.389.4744 fax
Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com



155 +/- Acres of Row Crop Land, Previously in Lemons & Avocados, Camarillo , Ventura County, CA

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**155 +/- Acres of Row Crop Ground, Previously Planted in Lemons & Avocados
Camarillo, Ventura County, CA**

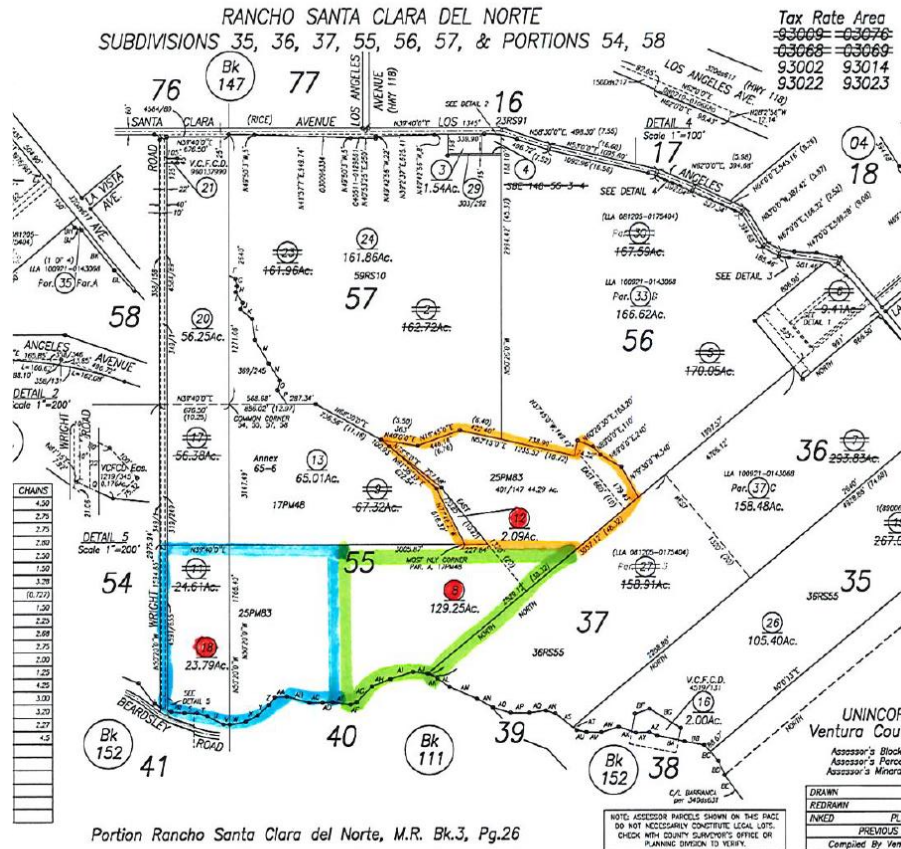


Portion Rancho Santa Clara del Norte, M.R. Bk.3, Pg.26

JACOBSON REALTY, INC.
General Real Estate Investments – Agricultural, Commercial & Residential
445 Rosewood Avenue, Suite J Camarillo, CA 93010
805.389.4747 phone 805.389.4744 fax
Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**155 +/- Acres – Assessor’s Map Outlined Per the Correct Legal Parcels
 by Title Officer, Confirmed by VC Assessor’s Office & Map Correction In Process**



JACOBSON REALTY, INC.
 General Real Estate Investments – Agricultural, Commercial & Residential
 445 Rosewood Avenue, Suite J Camarillo, CA 93010
 805.389.4747 phone 805.389.4744 fax
 Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

155 +/- Acres – Parcel Map Showing Correct Legal Parcels
Confirmed by VC Assessor's Office & VC AP Map Correction Requested/In Process



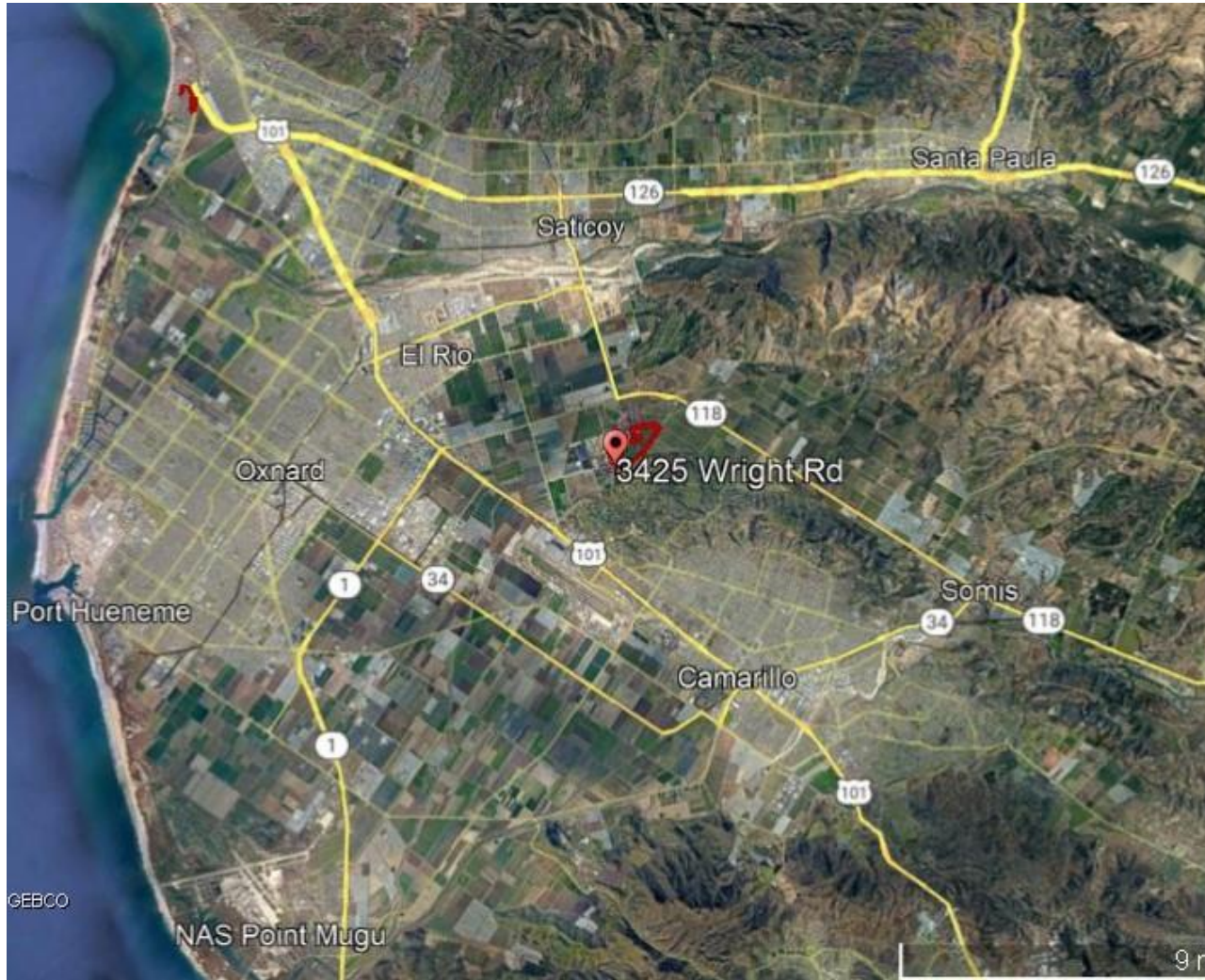
JACOBSON REALTY, INC.
 General Real Estate Investments – Agricultural, Commercial & Residential
 445 Rosewood Avenue, Suite J Camarillo, CA 93010
 805.389.4747 phone 805.389.4744 fax
 Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



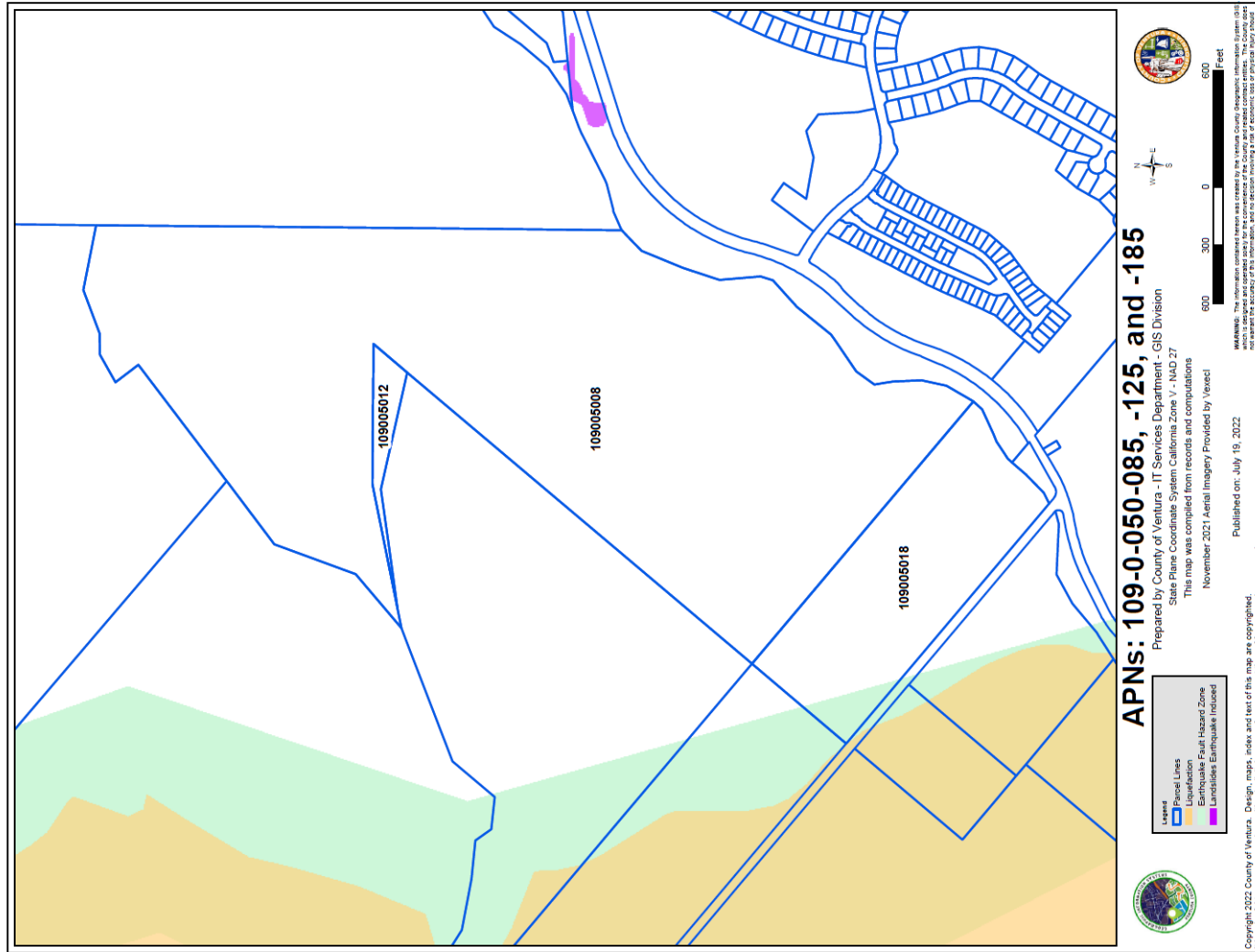
**155 +/- Acres of Vegetable Row Crop Ground, Previously Planted in Lemons & Avocados
Camarillo, CA**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**155 +/- Acres of Vegetable Row Crop Land, Previously Planted in Lemons & Avocados
Camarillo, Ventura County, CA**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Hazards Map - 155 +/- Acres – Ventura County Farmland - Camarillo, CA

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Flood Map - 155 +/- Acres – Ventura County Farmland - Camarillo, CA

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.