



161+/- Acres of Prime Farmland on the Oxnard Plain, Ventura County, CA

- Strawberry & Vegetable Row Crop Land - APN 218-0-011-475
- Located at the SEC of Rice Ave. & East 5th St., Oxnard
- Water Sources: 2 Private Wells (1 well pumping 900-1300 GPM & a 2nd Standby Well), plus United Water Conservation District Connection. Level Topography. MOG Rights owned Separately.
- Sale is subject to a Farm Lease with an Excellent Tenant and a 1-year Termination Clause.
- 15+/- Acs subject to Caltrans Rice Ave Grade Separation Project
- Located across the street from the Oxnard City Limits & CURB (city urban restriction boundary).
- Zoned AE 40 Acre Minimum & Subject to Ventura County SOAR

Offered at \$15,500,000.

**Lynn Osslund 805.469.2053 & Jill Bailey 805.340.0015
Lic #00305498**



JACOBSON REALTY, INC.

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



161 +/- Acres of Strawberry Ground on the Oxnard Plain, Ventura County, CA

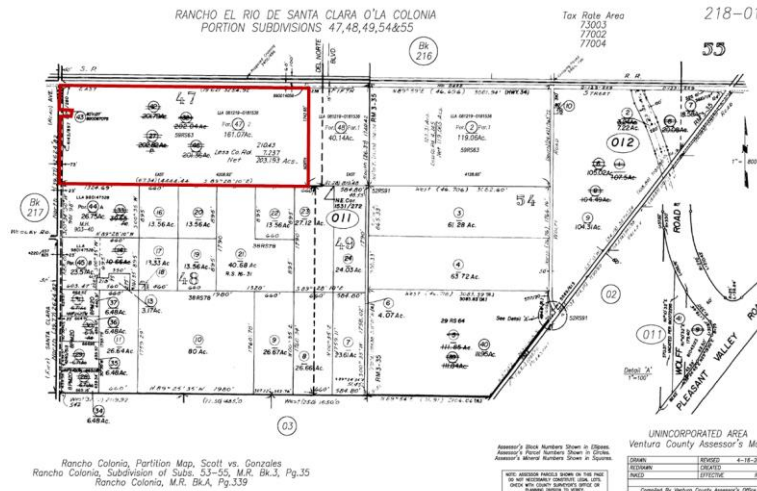
161 +/- Acres of Prime Row Crop Land For Sale

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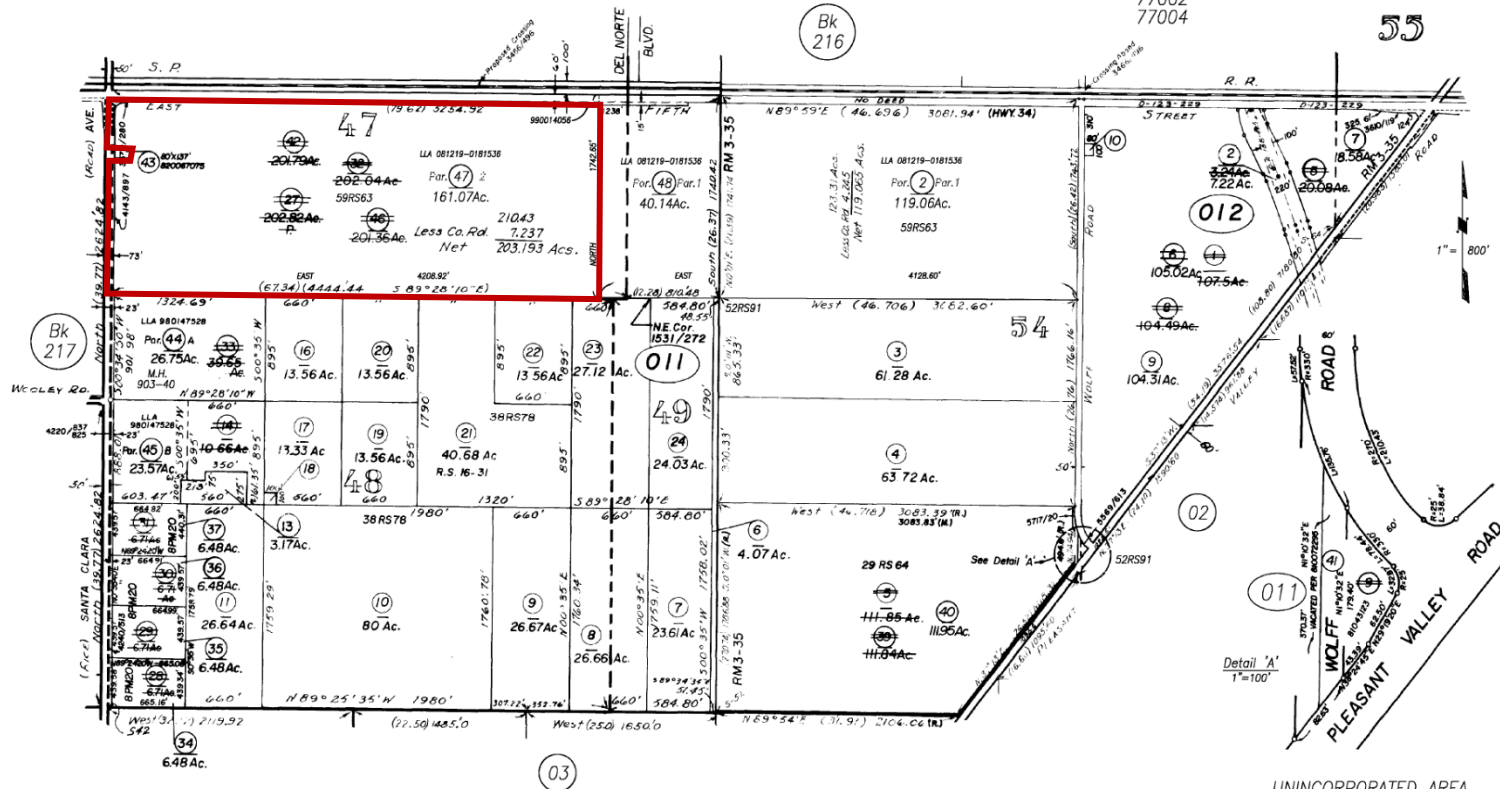
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RANCHO EL RIO DE SANTA CLARA O'LA COLONIA
PORTION SUBDIVISIONS 47,48,49,54&55

Tax Rate Area
73003
77002
77004

218-01

55



Rancho Colonia, Partition Map, Scott vs. Gonzales
Rancho Colonia, Subdivision of Subs. 53-55, M.R. Bk.3, Pg.35
Rancho Colonia, M.R. Bk.A, Pg.339

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.

UNINCORPORATED AREA
Ventura County Assessor's Map.

DRAWN	REVISED	4-16-2012
REDRAWN	CREATED	
INKED	EFFECTIVE	ROLL
Compiled By Ventura County Assessor's Office		

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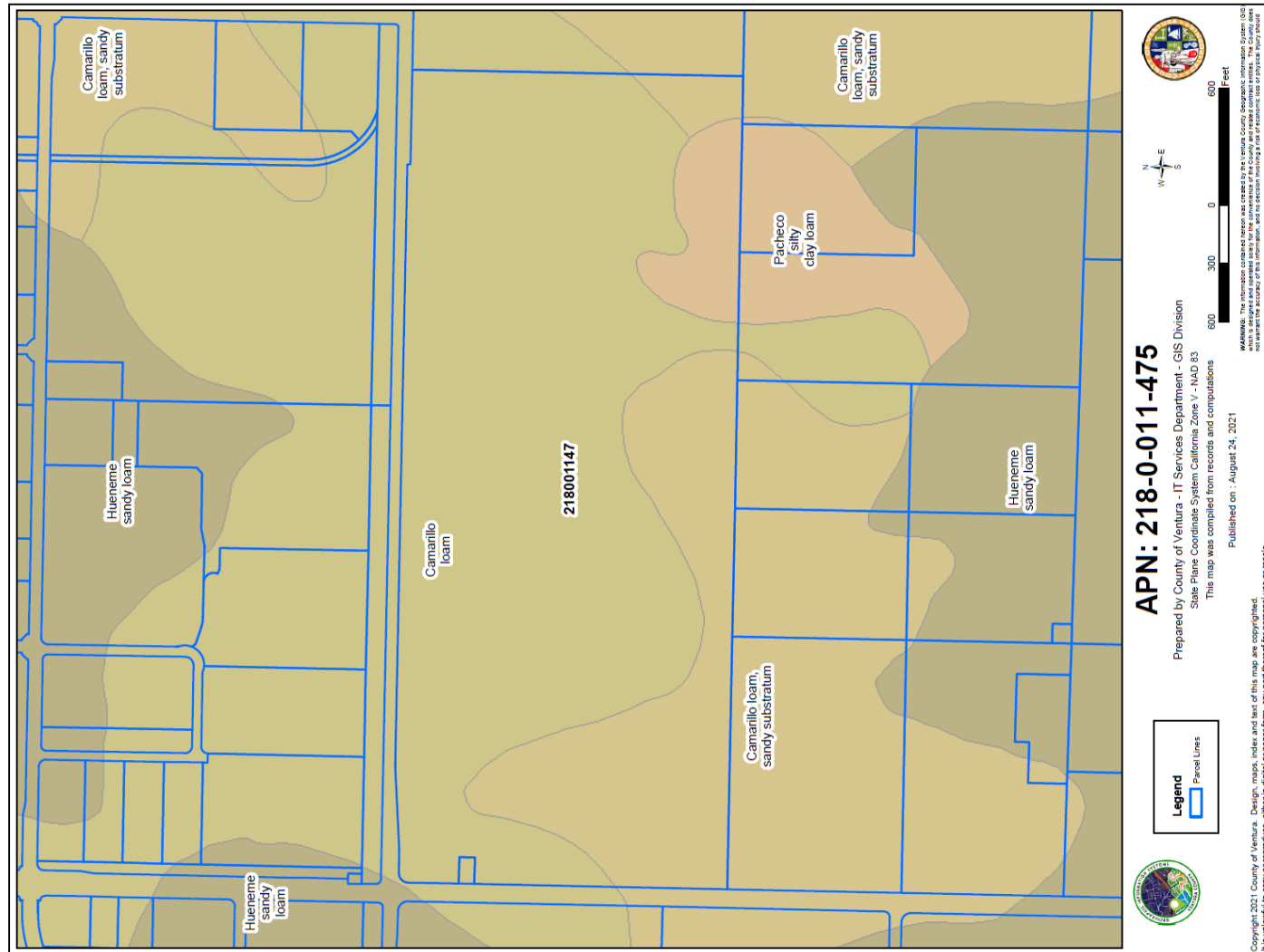
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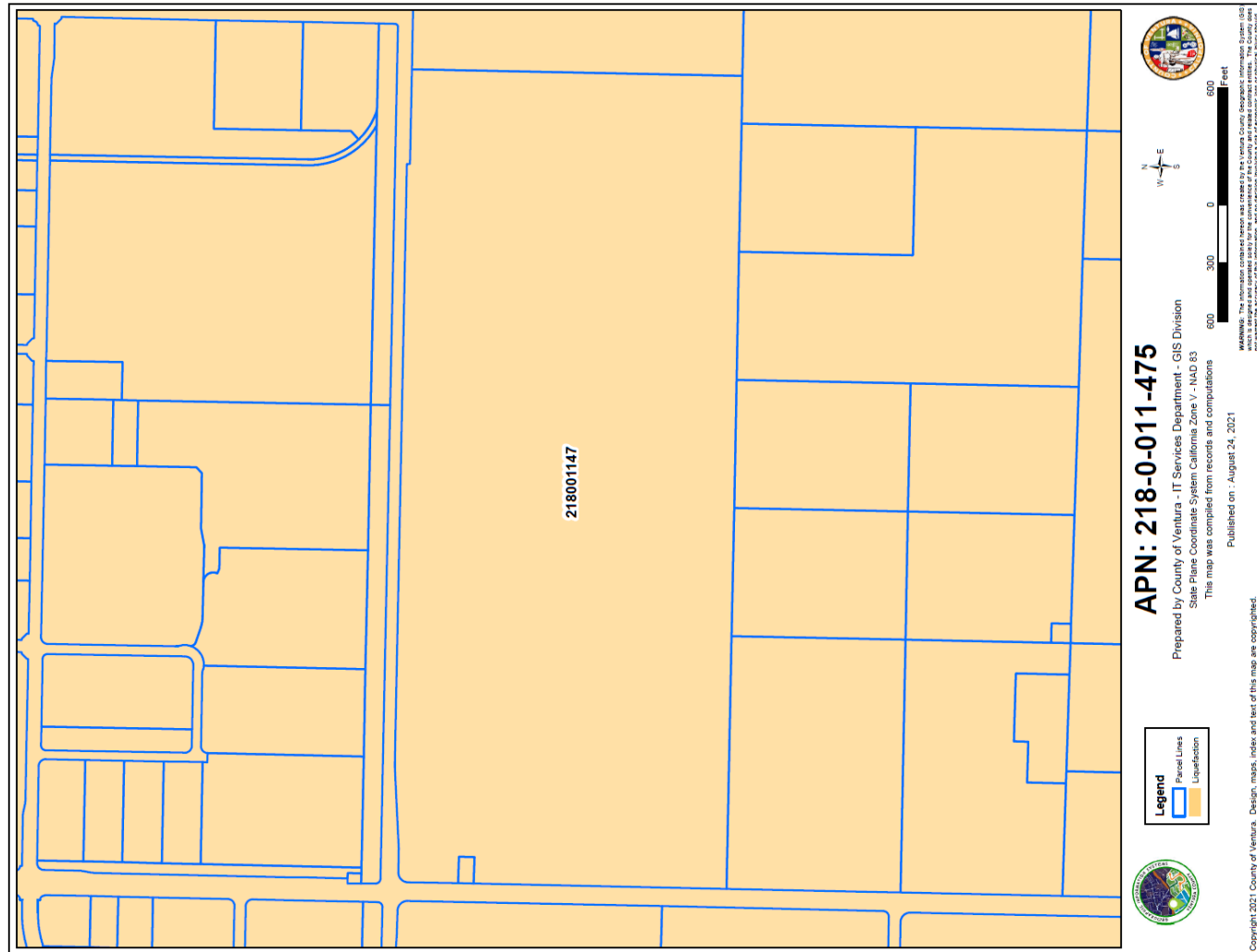


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