

Prime Ventura County Location on La Loma Ave., East of Walnut Ave.



- **80.75 Irrigated Acres of Mature Lemons & Avocados**
 - **68.30 Acres of Lemons**
 - **12.45 Acres Avocados**
 - **9 Acres of Roads, Barrancas, Ditches, & Houses**
 - **109.06 Acres of Hills & Open Space**
 - **4 Residences - 3 with Valley Views**
 - **Farm Related Structures (Barns & Equipment Storage)**
- Surrounded by Rolling Hills & Level Planted Orchards w/ Rural Exclusive Homes
Water Source - Del Norte Mutual Water Company – Ag & Domestic (Water Stock included in Sale)
Four Wind Machines - Two 130 HP Propane & Two Electric -1@ 40 HP & 1@ 50 HP
Zoned Agriculture Exclusive AE-40 Acre Minimum & Subject to Ventura County SOAR

JACOBSON REALTY, INC.

445 Rosewood Avenue, Suite J Camarillo, CA 93010

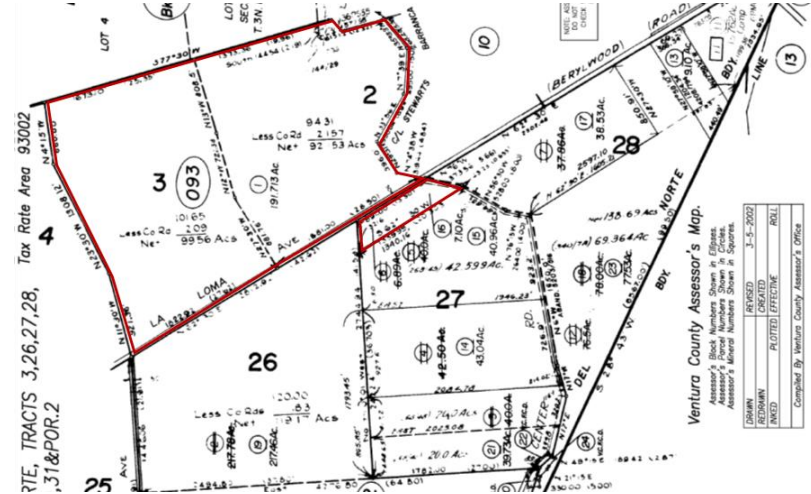
805.389.4747 phone 805.389.4744 fax

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

Lynn Osslund 469.2053, Lic #00623752 or Jillian Bailey 340.0015, Lic #00806262

For Sale at \$7,500,000

198.81 +/- Acres



Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA
Assessor's Parcel #s 110-0-092-160 & 110-0-093-010

JACOBSON REALTY, INC
445 Rosewood Avenue, Suite J , Camarillo, CA 93010
805.389.4747 phone 805.389.4744 fax
jacobsonrealtyinc@gmail.com www.jrealty.com

Lynn Osslund 805.469.2053 or Jillian Bailey 805.340.0015
Lic #00623752 Lic. #00305498 Lic #00806262



Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

Four Wind Machines - Two 130 HP Propane & Two Electric -1@ 40 HP & 1@ 50 HP

Four Residences – Three with Valley Views



Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

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.



Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

Assessor's Parcel #s 110-0-092-160 & 110-0-093-010



Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

Ventura County Assessor's Map.

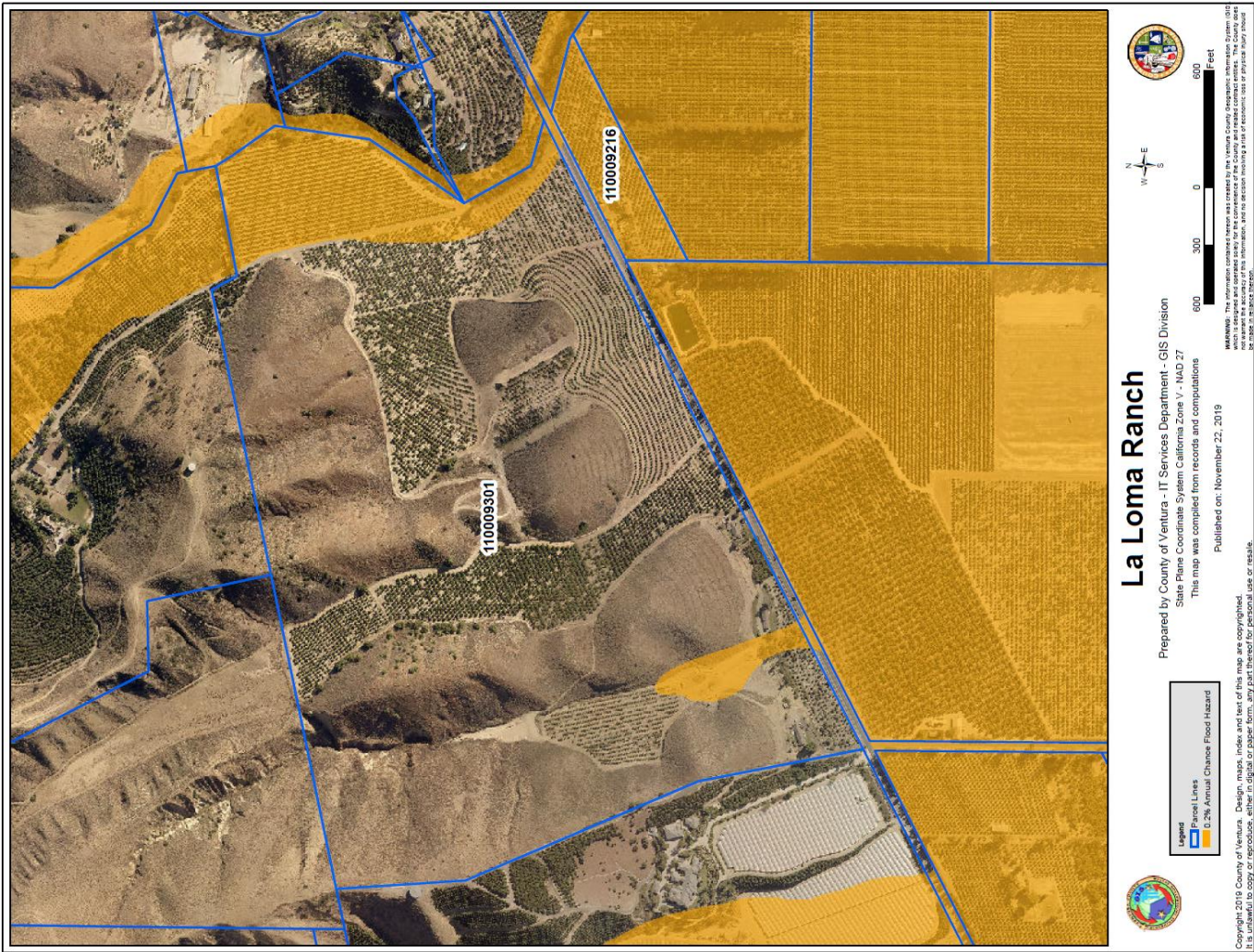
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	3-5-2002
REDRAWN	CREATED	
INKED	PLOTTED EFFECTIVE	ROLL

Compiled By Ventura County Assessor's Office

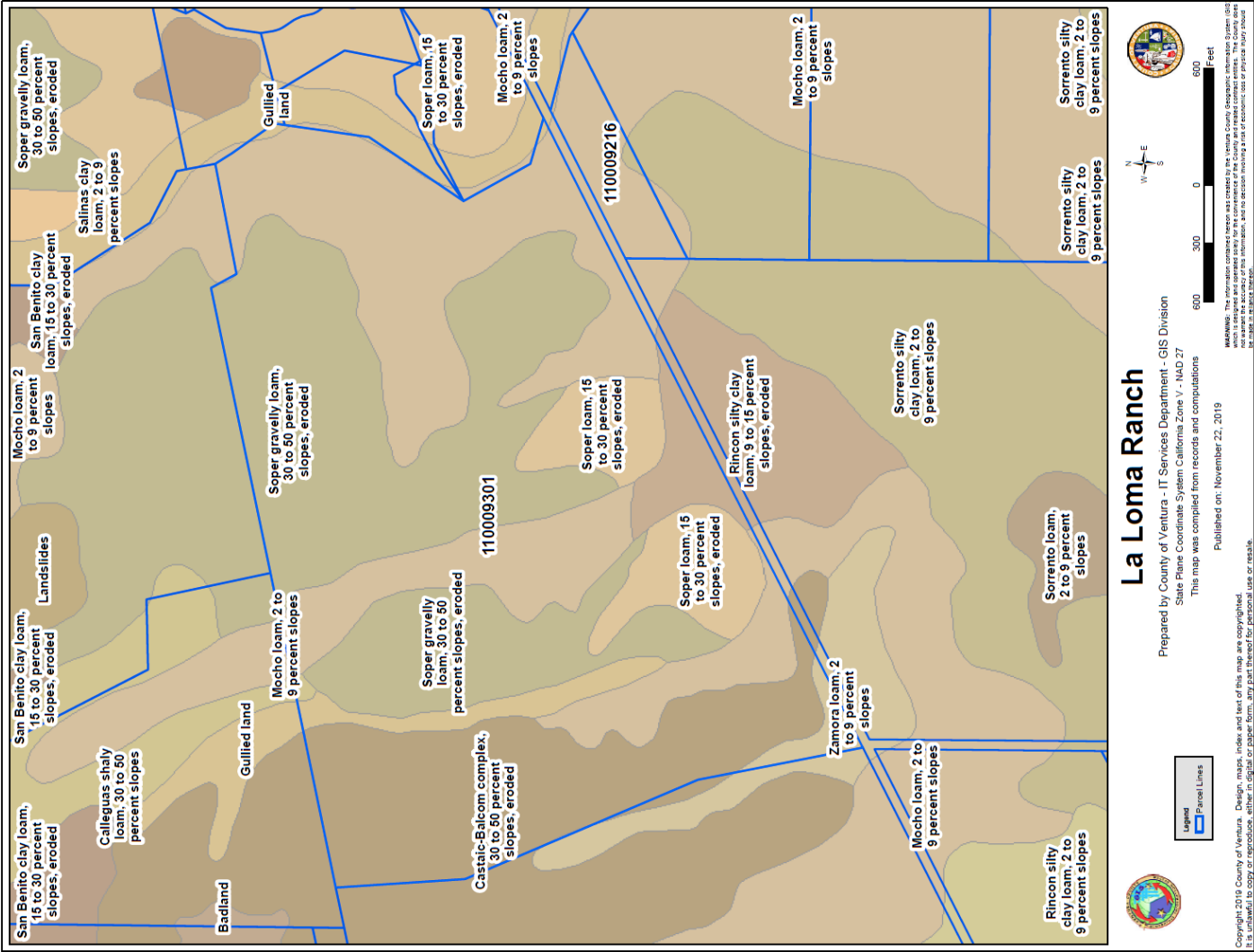
Email: jacobsonrealtyinc@gmail.com Web Address: www.jrealty.com

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.



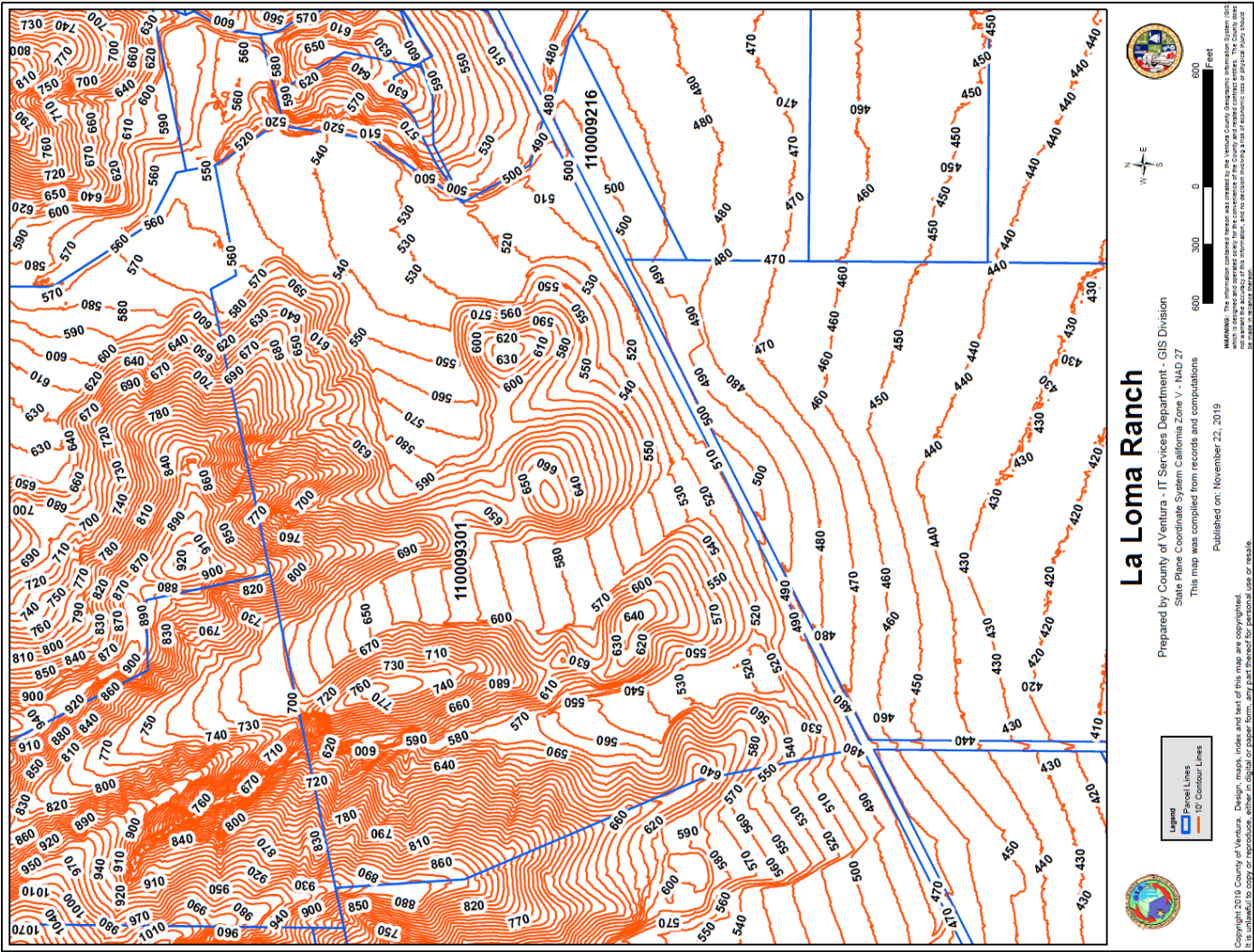
Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

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.



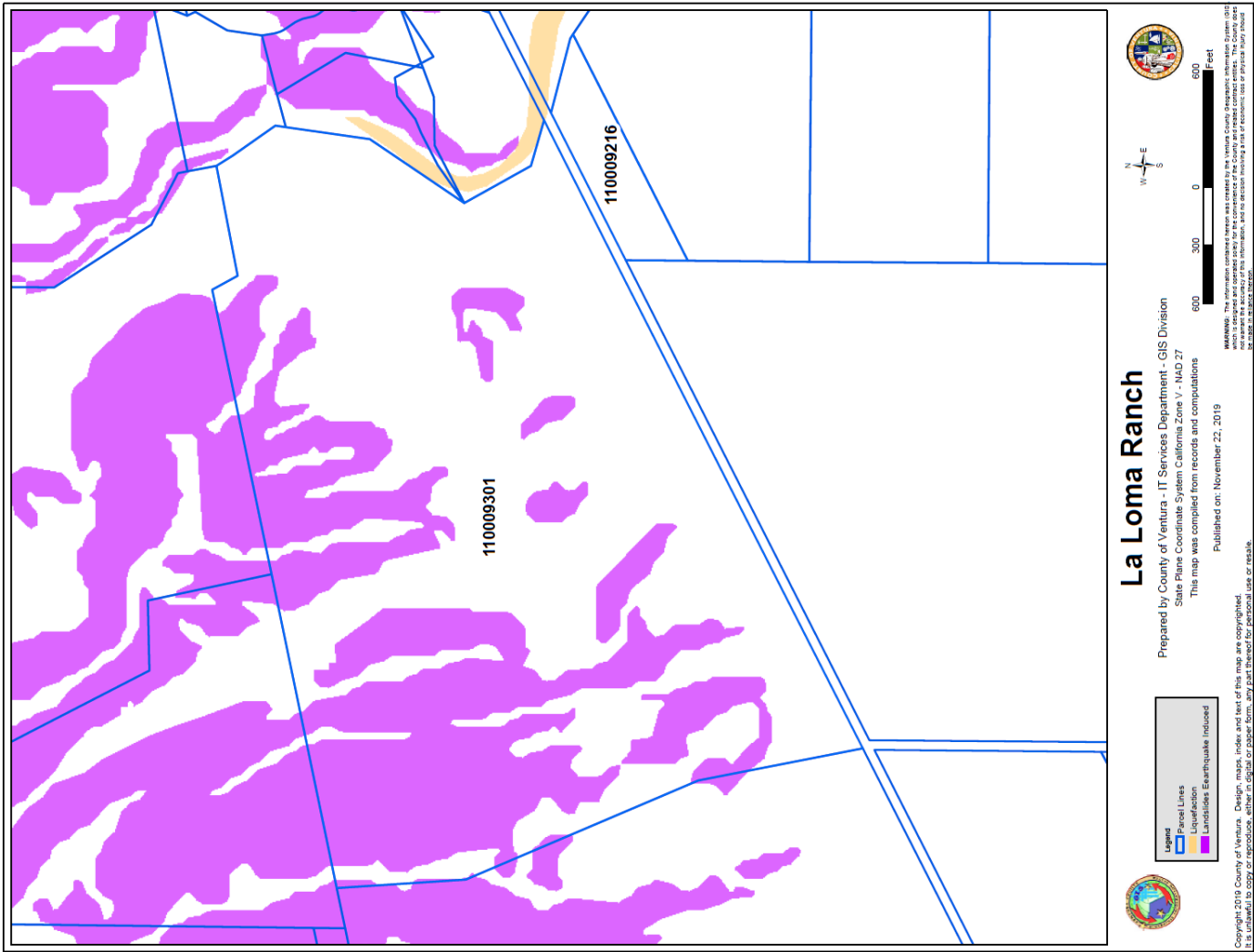
Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

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.



Las Posas Valley Ranch - 66 E. La Loma Ave, Somis CA – Ventura County

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.



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.