

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**  
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**Jon Ohlgren**  
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**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.

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## Offering Specifics

### Land Size

±315.78 Acres (±13,754,963 SF)

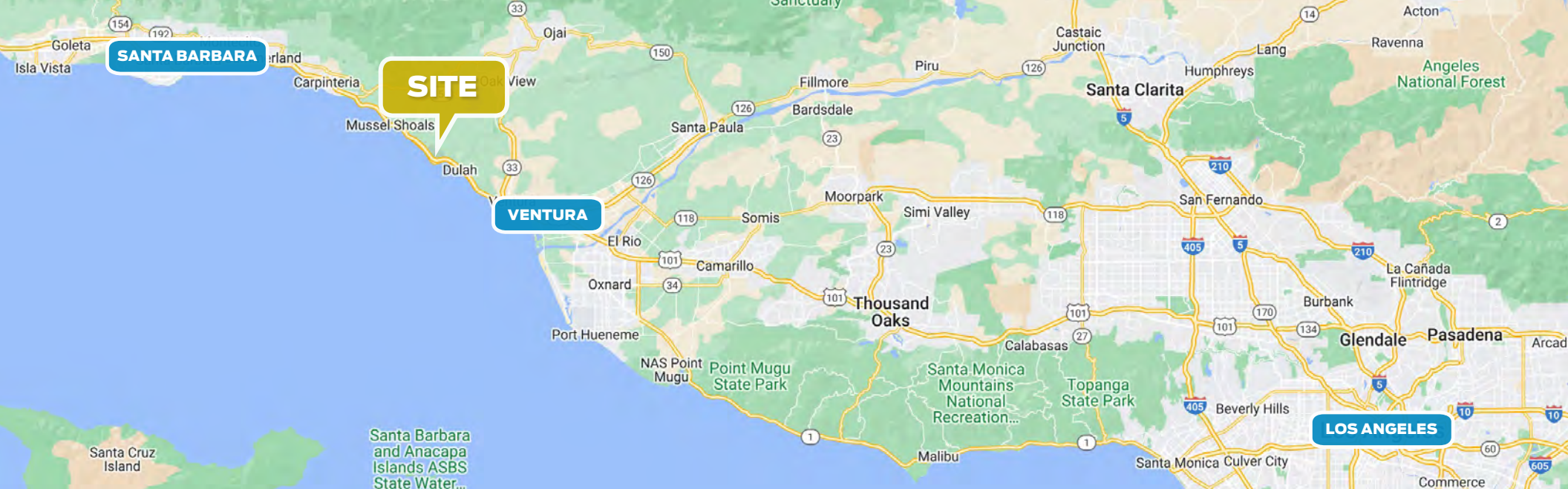
### Parcel Breakdown

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
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.vcma.org/images/pdf/planning/ordinances/coastal\\_zone\\_ord.pdf](https://docs.vcma.org/images/pdf/planning/ordinances/coastal_zone_ord.pdf)







# FOR SALE · ±315Ac COASTAL AG LAND BTWN VENTURA & SANTA BARBARA

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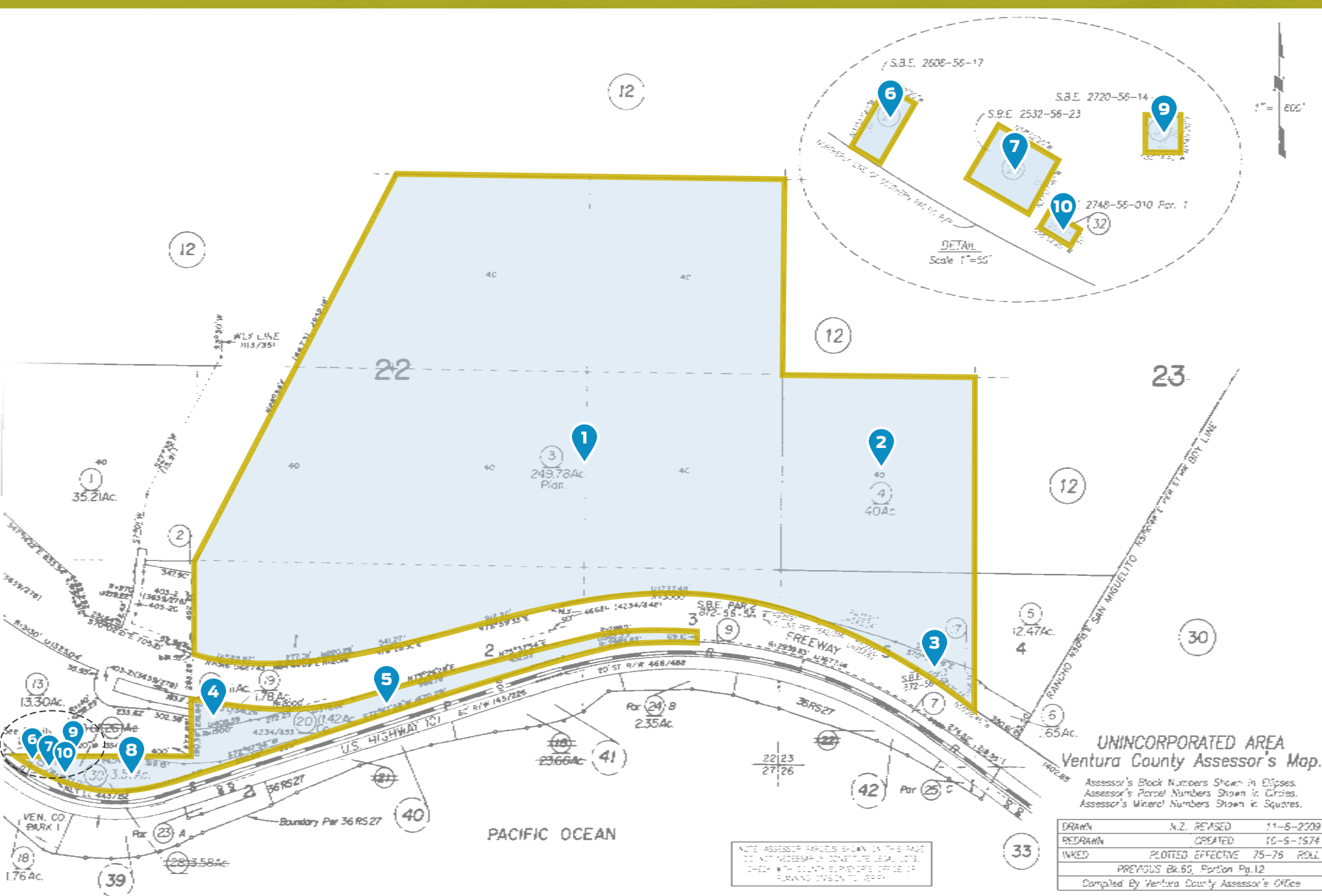
### PARCEL BREAKDOWN

	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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