

SOUTH MOUNTAIN RANCH

306.33± Acre Lemon Grove & Open Land

Ventura County, CA



CURTIS BUONO

559.944.9524

CURTIS@PEOPLESCOMPANY.COM



SCOTT DUNBAR

805.358.6644

VCRANCHES@GMAIL.COM

OVERVIEW

South Mountain Ranch

Peoples Company and The Dunbar Group are proud to present South Mountain Ranch, a well-developed lemon grove that is just entering its prime productive years. Benefitting from Ventura County's excellent coastal climate, productive soils, and strong water, the Property is poised to be a cornerstone lemon asset for the foreseeable future. The Ranch also includes plantable open land, frost protection, an ag preserve contract, and supporting improvements, that make it an excellent plug-and-play asset.

Property Details

Address	NEC South Mountain Rd & Petit Ranch Rd Fillmore, CA 93657	
APN	046-0-160-305	
Growing Region	Central Coast / District #2 Coastal Citrus	
Acres	Gross Acres	306.33
	Lemon Acres	266.00
	Plantable Acres	22.00
	Support Acres	18.33
Improvements	3x homes, garage, barn	
Williamson Act	Yes	



FARMING

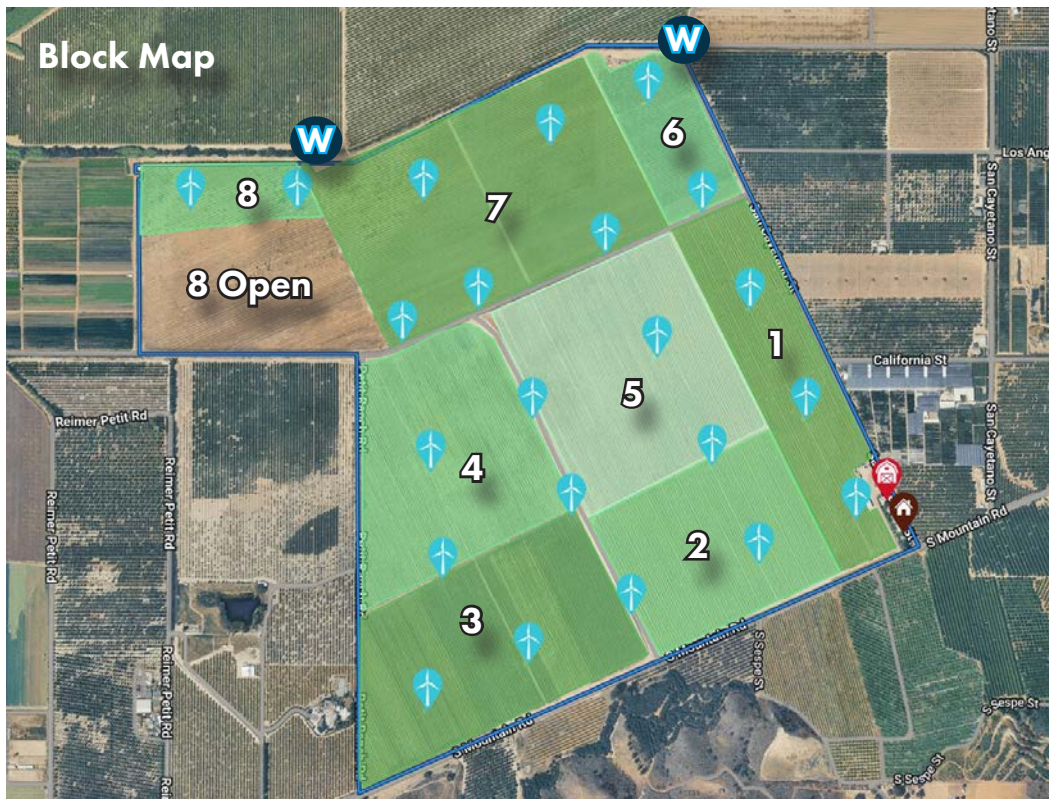
South Mountain Ranch

The Property is a well-developed lemon grove that was planted in stages over three years. The trees are all currently bearing and are entering their prime productive years, with 38% in 7th leaf, 30% in 6th leaf, and 32% in 5th leaf.

Planting Details

Block Details	Block	Crop	Variety	Rootstock	Spacing	TPA	Planted	Irrigation	Acres
	1	Lemon	Lisbon	Carrizo	18 x 15	161	2019	2x Drip	28.00
	2	Lemon	Lisbon	Carrizo	18 x 15	161	2019	2x Drip	30.00
	3	Lemon	Lisbon	Carrizo	18 x 15	161	2019	2x Drip	43.00
	4	Lemon	Lisbon	Carrizo	18 x 15	161	2020	2x Drip	38.00
	5	Lemon	Lisbon	Carrizo	18 x 15	161	2020	Micro Spr.	42.00
	6	Lemon	Lisbon	Carrizo	18 x 15	161	2021	Micro Spr.	12.00
	7	Lemon	Lisbon	Carrizo	18 x 15	161	2021	Micro Spr.	56.00
	8	Lemon	Lisbon	Carrizo	18 x 15	161	2021	Micro Spr.	17.00
	Total (Avg)					161	2020		266.00

- Plantable Land** 22 Acres in south half of Block 8
- Production** Yields available with signed NDA
- Irrigation System** Double drip lines (Blocks 1-4) and Netafim micro-sprinklers (Blocks 5-8)
- Drainage** Ditches draining to Reimer Drain to the north
- Frost Control** 22x Orchard Rite propane-powered wind machines (1 machine per 12 acres)



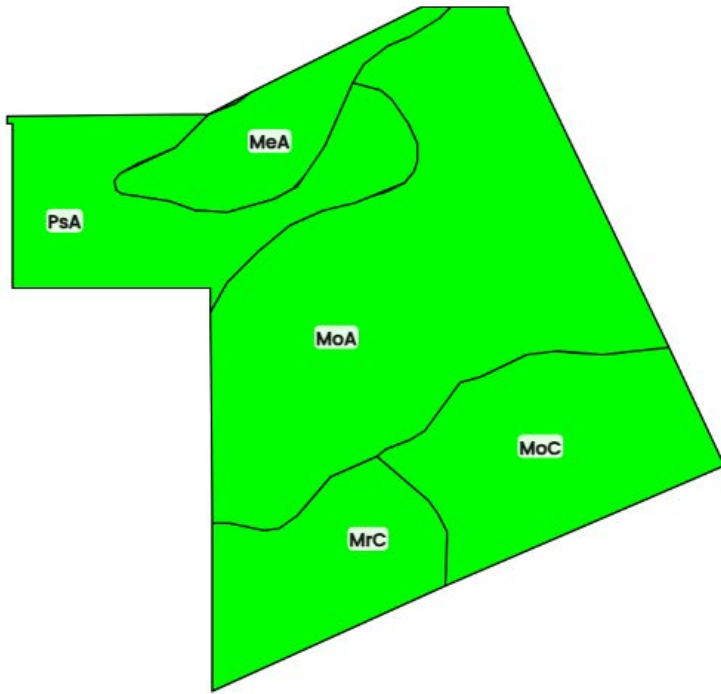
The Property receives irrigation water from two owned groundwater wells. The on-site wells are located in close proximity to the Santa Clara River, which provides excellent recharge and leads to a shallow water level. These wells pump a combined 2,495 GPM and have reportedly been sufficient to fully irrigate the farmable acreage for decades. The Property is within the United Water Conservation District (UCWD), which helps the region manage its water resources. UCWD does not provide surface water in the Property's immediate area. Agricultural water charges are: UCWD at \$192.34 per Acre-Foot; GSA at \$13.00 per AF; and Fillmore & Piru Basin Pumpers Association at \$0.40 per AF (or \$35 total if less than 87.5 AF are pumped in the six month assessment period).

Well Details		
Well	1	2
Location	NWC Block 7	NEC Block 6
Pump	General Electric	US Motors
Type	Electric Turbine	Electric Turbine
Power	30 HP + 50 HP booster	125 HP
GPM	1,200	1,295
Filtration	Yardney screen filter	Yardney screen filter
SGMA Details		
Basin	Santa Clara River Valley Basin – Fillmore Subbasin (4-004.05)	
Priority	High priority	
Overdraft	Not critically overdrafted	
GSA	Fillmore and Piru Basins GSA – Fillmore	



SOILS

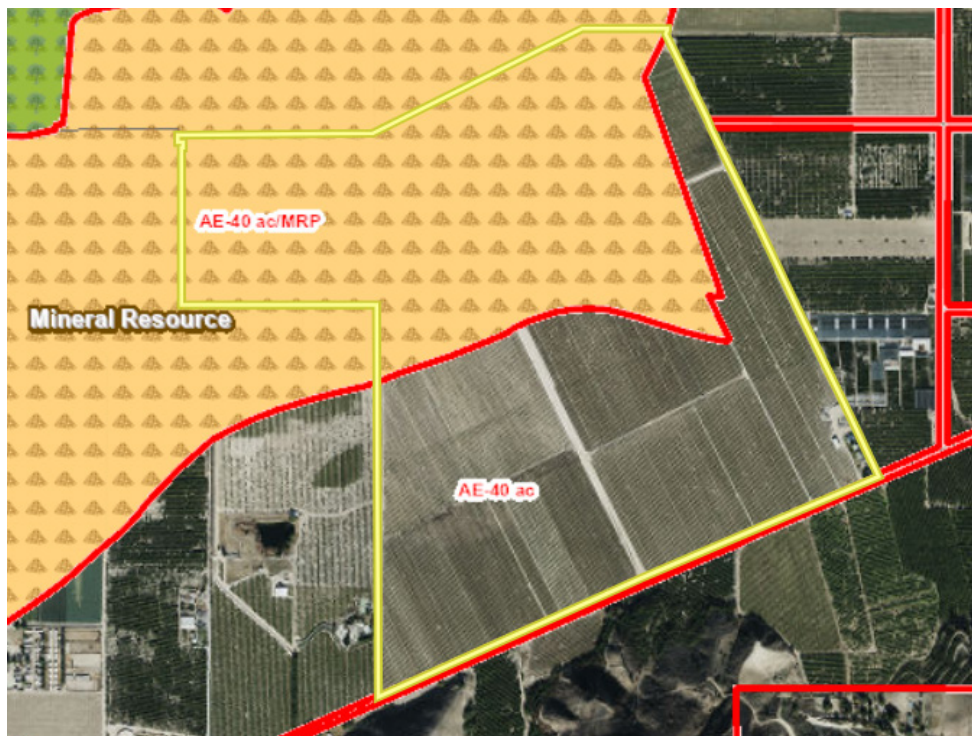
South Mountain Ranch



Soil Code	Soil Description	Acres	%	CAP
MoA	Mocho loam, 0 to 2 percent slopes, warm MAAT, MLRA 19	135.25	45.34	3
MoC	Mocho loam, 2 to 9 percent slopes, warm MAAT, MLRA 19	52.73	17.68	3
PsA	Pico loam, sandy substratum, 0 to 2 percent slopes	49.45	16.58	3
MrC	Mocho gravelly loam, 2 to 9 percent slopes	36.64	12.28	3
MeA	Metz loamy sand, 0 to 2 percent slopes	24.21	8.12	3
Totals		298.28	100%	3



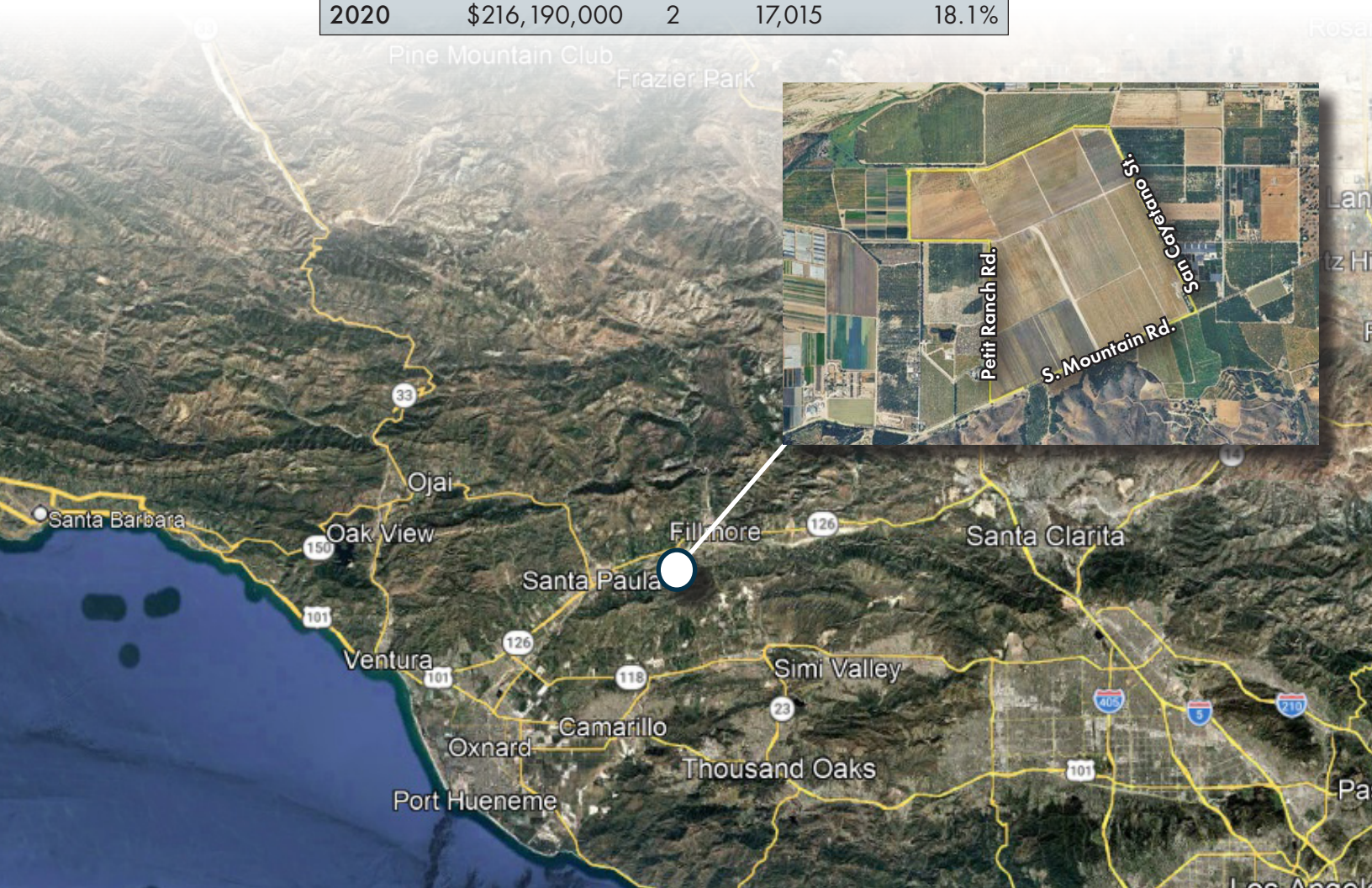
Zoning	AE-40 MRP – Exclusive Agriculture 40 acre minimum with Mineral Resource Protection overlay. See map below.	
Coastal Zone	Outside of zone	
Mineral Rights	Oil, mineral and natural gas and rights below 550 feet from surface excluded.	
Property Taxes	\$100,911.50 for 2025/2026 tax year. Enrolled in Williamson Act.	
Improvements	Description	Survey SF
	2417 House	1,157
	2421 House	1,085
	2429 House	1,045
	Garage	950
	Barn	2,600
	Total	6,837



The Property is located in an excellent Central Coast growing region, as evidenced by the diversity of nearby crops including oranges and tangerines, avocados, vegetables, herbs, plant nurseries, cut flowers, and more. Ventura County produces the 10th highest agricultural commodity value of California's 58 counties, producing north of \$2 billion since 2020.

The value of the Ventura County lemon crop has fluctuated over the past five years for which data is available from the Ag Commissioner, as shown in the table below. Lemons hit a low for total crop value in 2024, but the prior years show the crop's income potential at over \$200 million. Lemon acreage has been removed over recent years, a trend that will likely continue in the near-term, benefitting the acreage that remains in production as pricing strengthens.

Ventura County Lemon Crop Statistics				
Year	Production	Rank	Acres	Acre Trend
2024	\$117,851,000	6	16,067	-11.5%
2023	\$207,542,000	3	18,159	-9.0%
2022	\$206,573,000	3	19,961	8.8%
2021	\$253,708,000	2	18,345	7.8%
2020	\$216,190,000	2	17,015	18.1%



TERMS

South Mountain Ranch

Price	\$22,000,000
Due Diligence	Additional documents available with executed NDA
Property Tour	By appointment only. Do not enter Property.



7675 N Ingram Ave., Ste. 101, Fresno, CA 93711 | CA DRE #02117631
www.PeoplesCompany.com

CURTIS BUONO

559.944.9524

Curtis@PeoplesCompany.com

CA Broker #01894905



705 E Main St., Ste. B, Santa Paula, CA 93060 | CA DRE #02014174
www.VCRanches.com

SCOTT DUNBAR

805.358.6644

VCRanches@gmail.com

CA DRE #01242893

All information contained in this Offering Memorandum and any additional information provided to Prospective Buyers is believed to be accurate and reliable, but is not guaranteed as such by Broker or Owner. All information provided in any form regarding this Property should be independently verified by Prospective Buyers and their representatives. The Sustainable Groundwater Management Act (SGMA) can restrict groundwater extraction in order to achieve its goal of basin sustainability by 2040. Additional information about SGMA can be found in this [link](#).