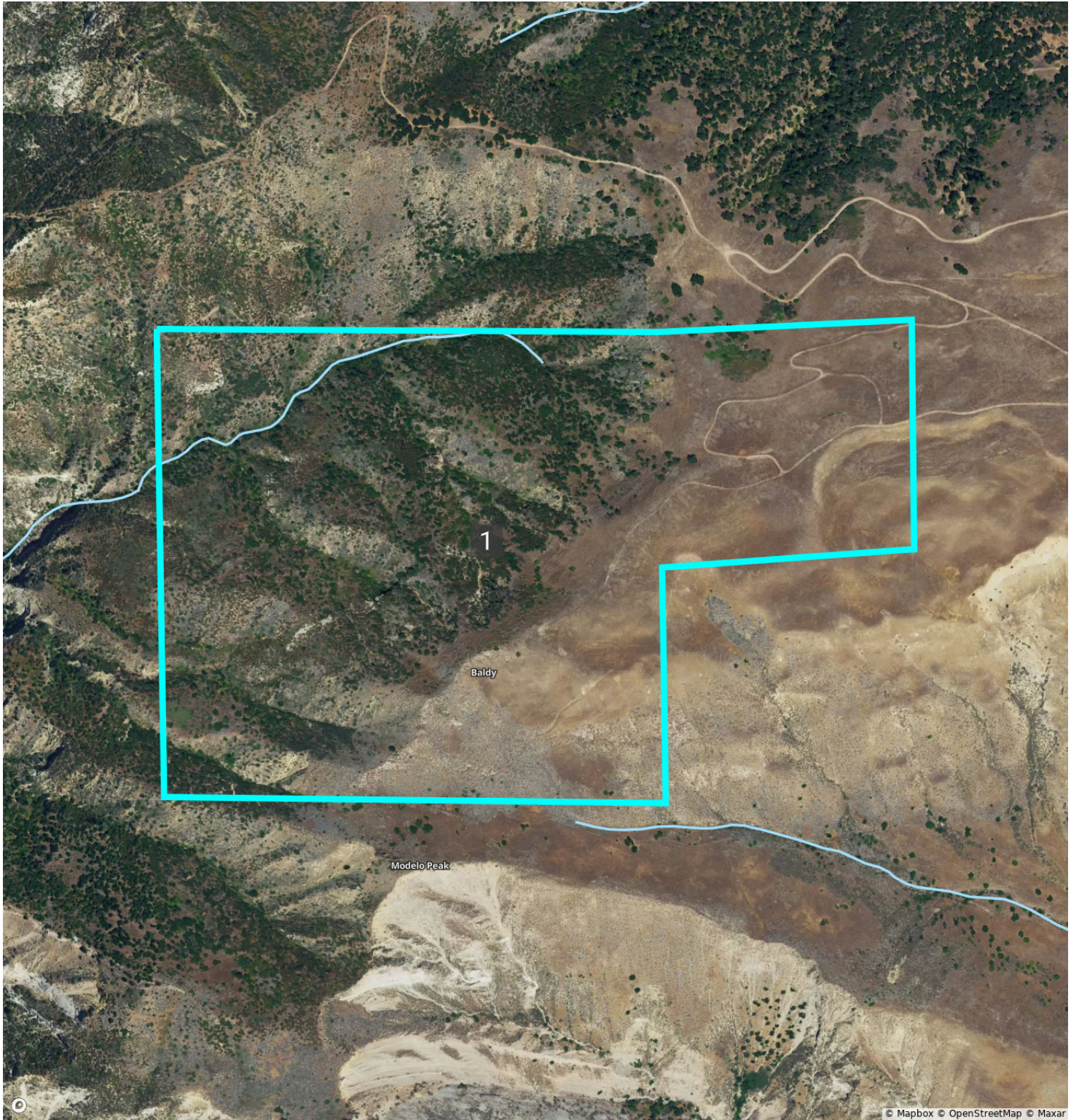


Overview

Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection

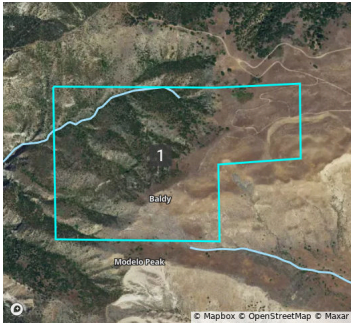


Overview 200.00 acres, 1 selection



Ventura, CA • Township: Fillmore • Location: 06-4N-18W

Type: Parcel



Acres	Parcel ID Number	Property Address
200.00	055005007	Piru Canyon Rd Piru, CA 93040

Owner 1	Owner 2	Owner Address
MILAGROS LLC PIRU SERIES	COMERAGH LLC PIRU SERIES	2600 Nicasio Valley Rd Nicasio, CA 94946-9728

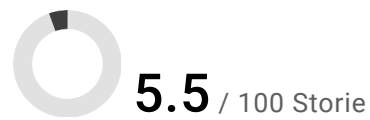
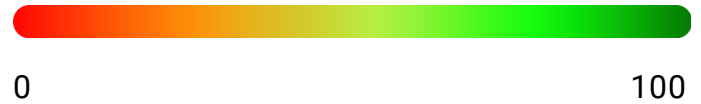
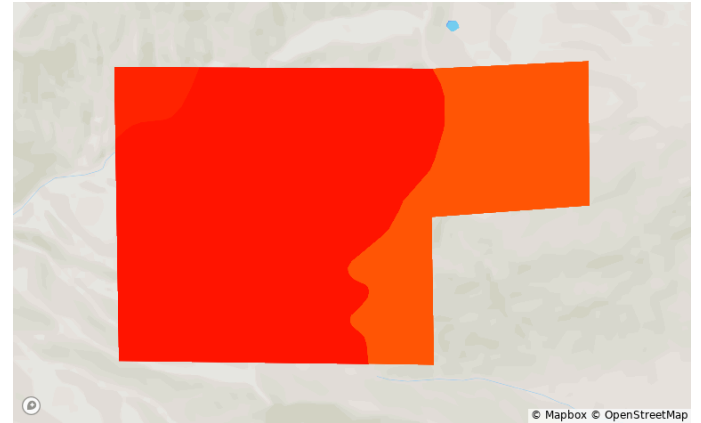
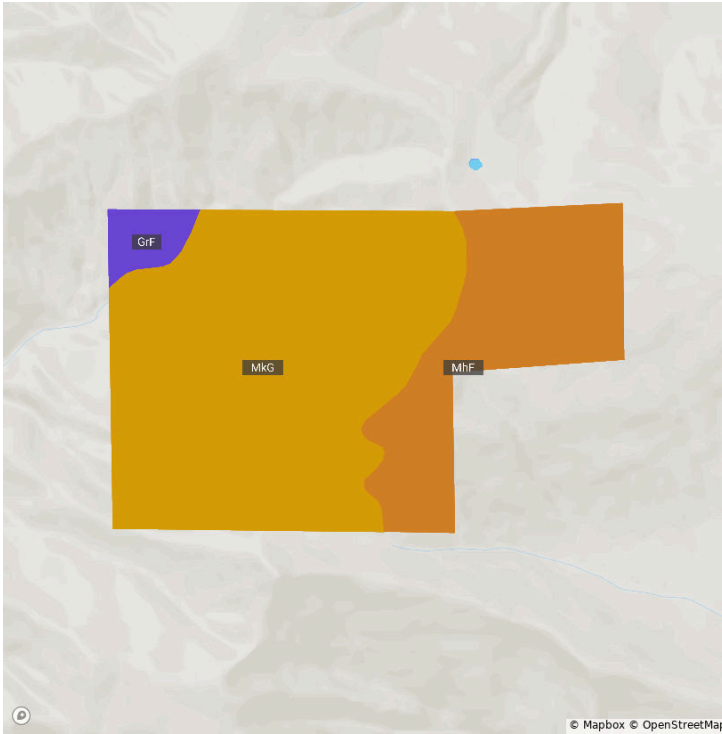
Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$315,711	\$315,711	—	2024

County Use Description	Legal Description
PASTURE & RANGE LAND	—

Soils

Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection

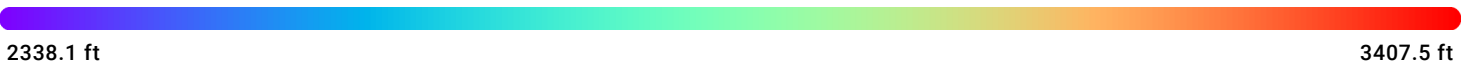
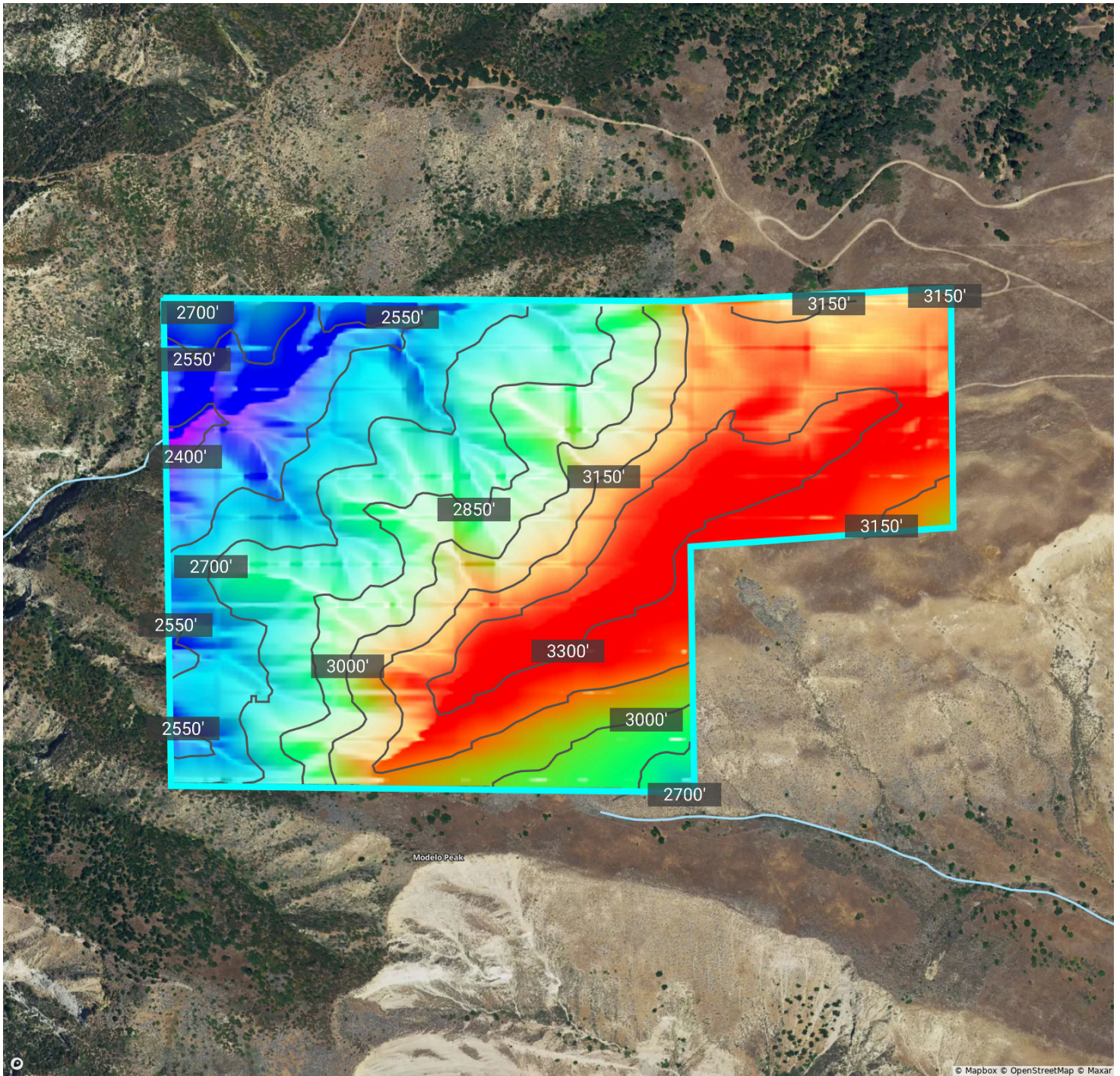


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	Storie
MKG	Millsholm very rocky loam, 30 to 75 percent slopes	126.8	68.1%	8e	—	2.0
MhF	Millsholm loam, 15 to 50 percent slopes	52.8	28.4%	6e	—	14.0
GrF	Gaviota rocky sandy loam, 15 to 50 percent slopes	6.5	3.5%	7e	—	5.0

Elevation

Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection



Source: USGS 3 Meter Dem Interval: 150.0 ft Range: 1069.4 ft Min: 2338.1 Max: 3407.5

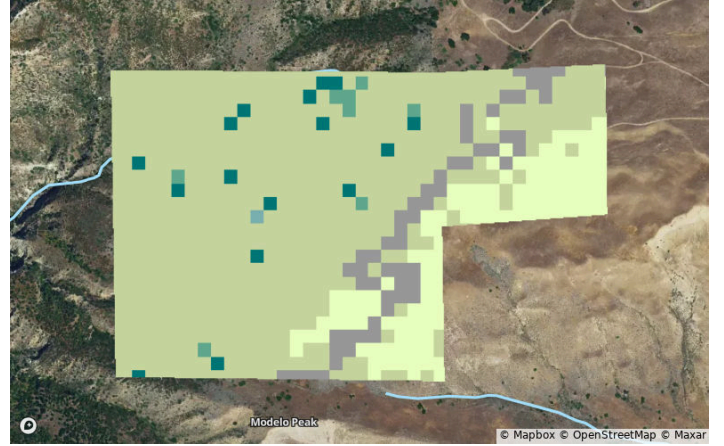
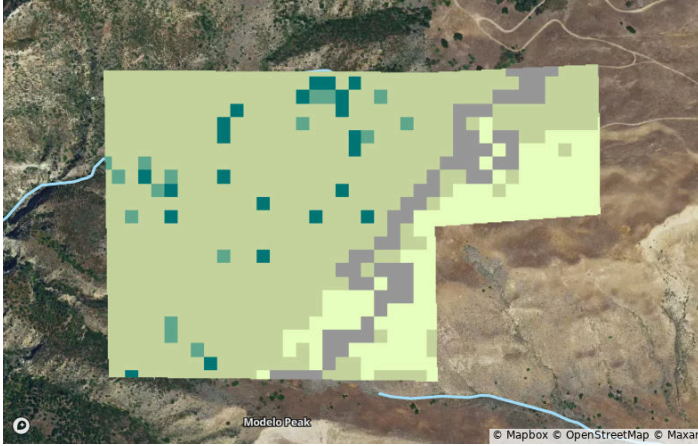
Crop History

Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection

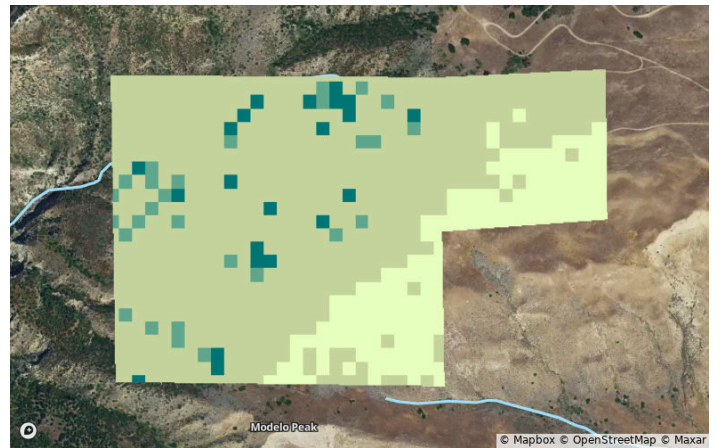
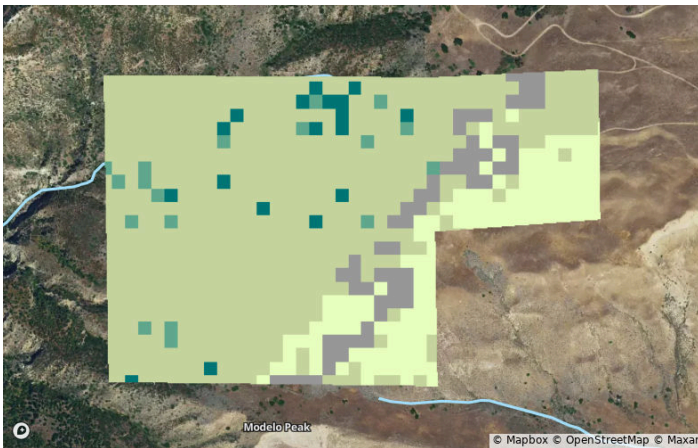
2023

2022



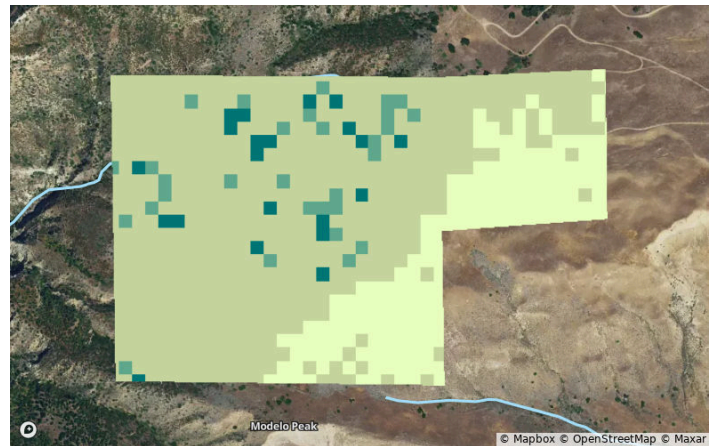
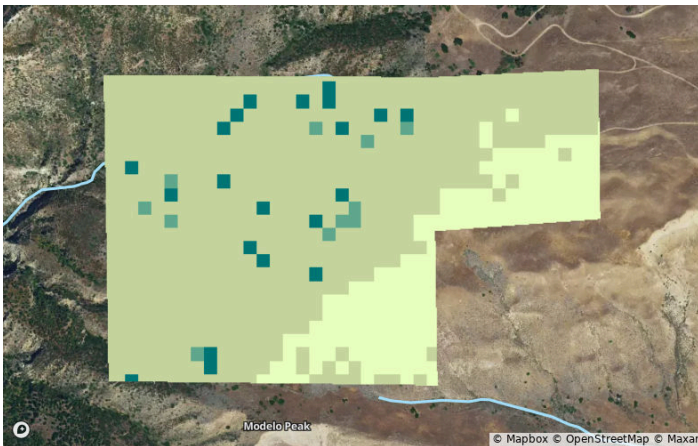
2021

2020



2019

2018



Crop History



Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection

All Selections



Crop	2023	2022	2021	2020	2019	2018
Shrubland	70.6%	73.7%	71.1%	73.9%	76.0%	70.3%
Grassland/Pasture	16.1%	15.6%	16.5%	19.5%	19.9%	22.7%
Developed/Open Space	8.3%	7.3%	7.6%	0.0%	0.0%	0.0%
Evergreen Forest	3.0%	2.3%	2.5%	2.9%	2.6%	2.8%
Mixed Forest	2.0%	1.0%	2.3%	3.7%	1.4%	4.3%
Other	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%

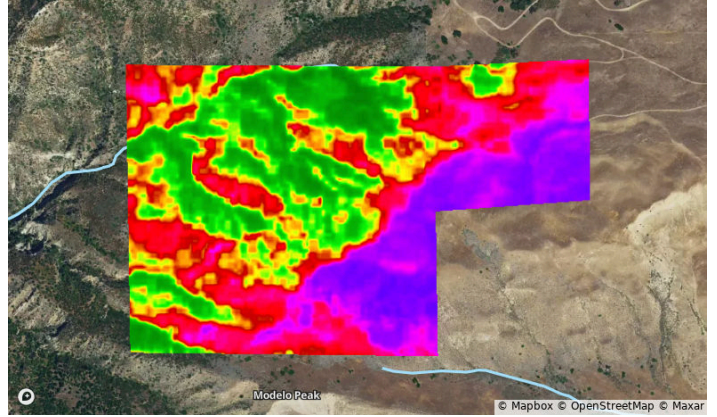
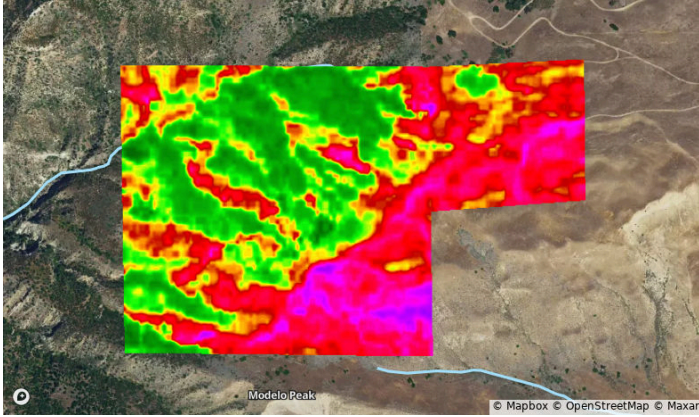
Vegetation Index (NDVI)

Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection

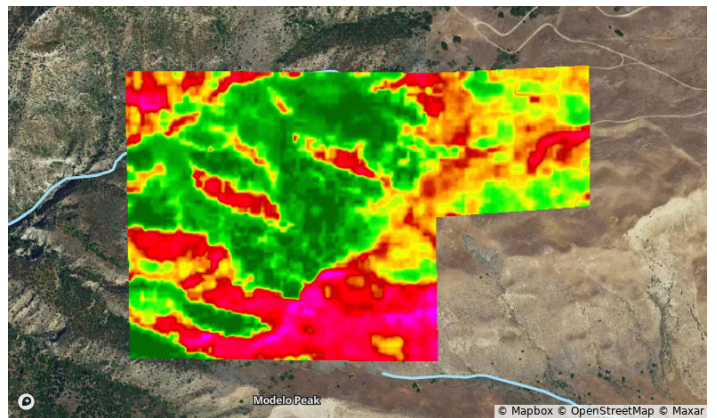
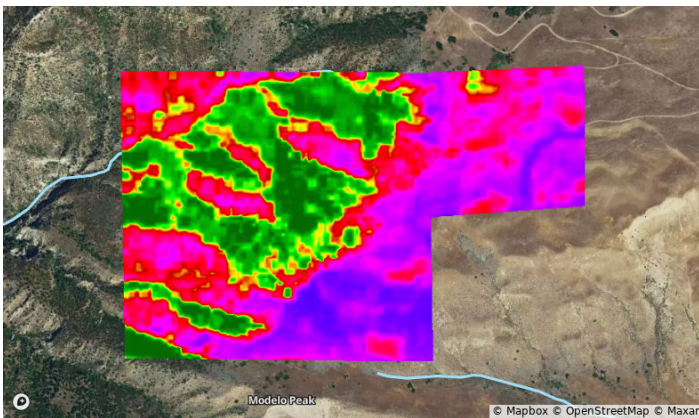
2023

2022



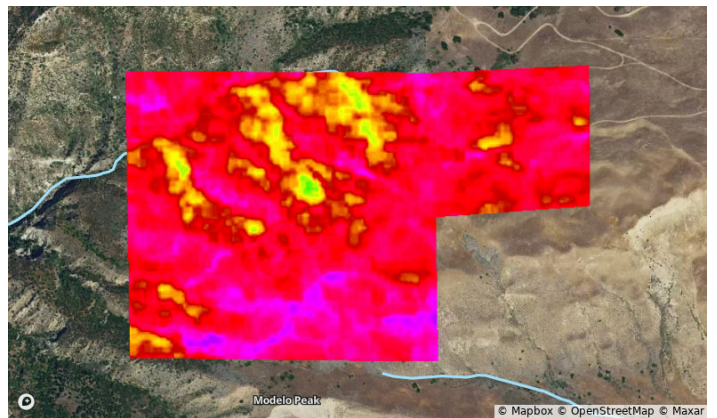
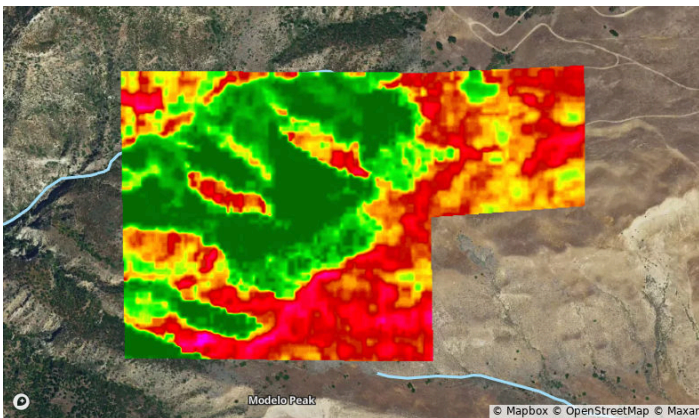
2021

2020



2019

2018



Vegetation Index (NDVI)



Ventura, CA • Township: Fillmore • Location: 06-4N-18W

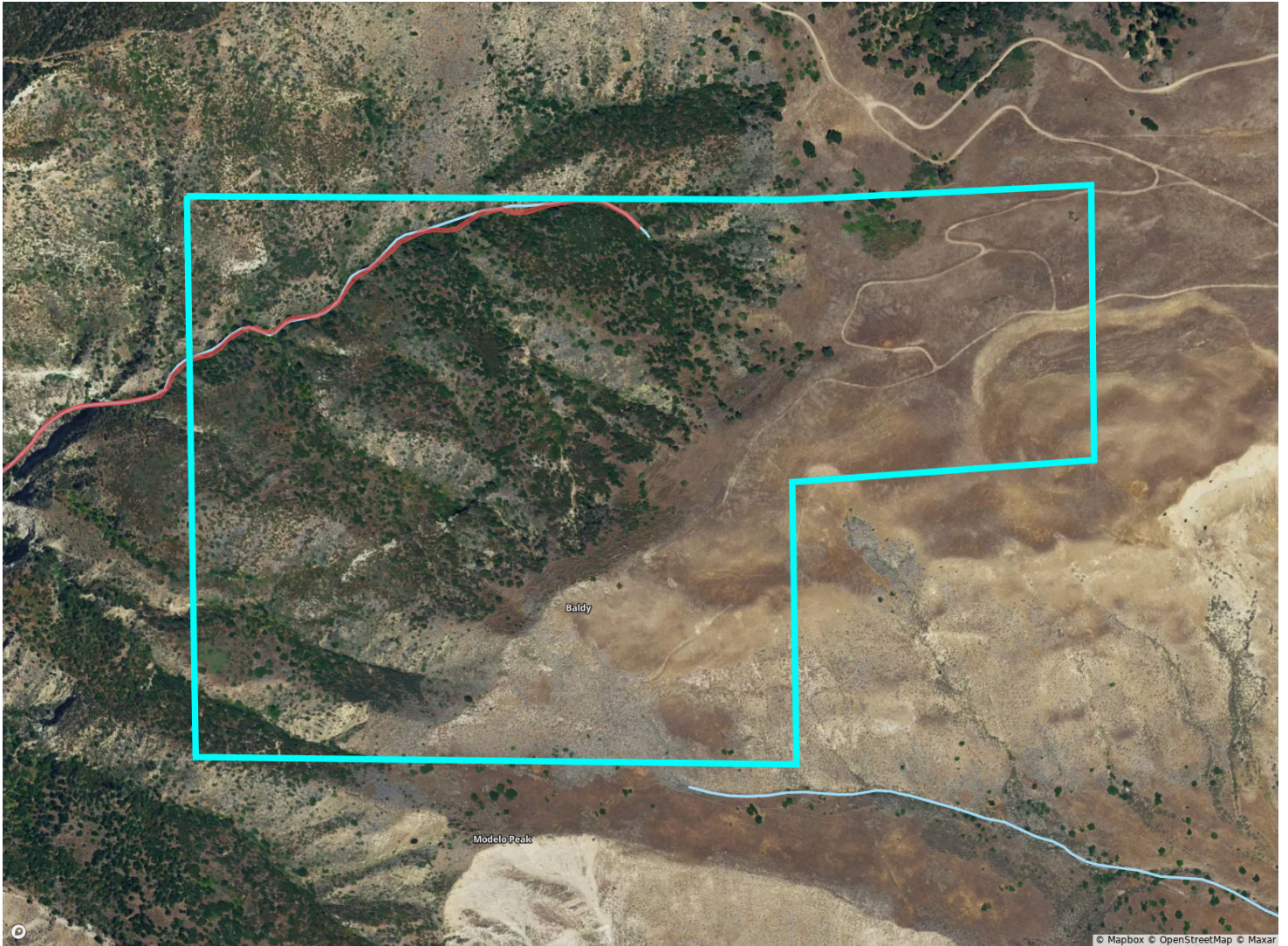
200.00 acres, 1 selection

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	15	22	24	14	14	8
Mean	69	61	57	76	77	57
Min	26	18	15	34	36	30
Max	100	97	100	100	100	79

Flood (FEMA Report)

Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection



Flood Hazard Zone

	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	186.1

Wetlands

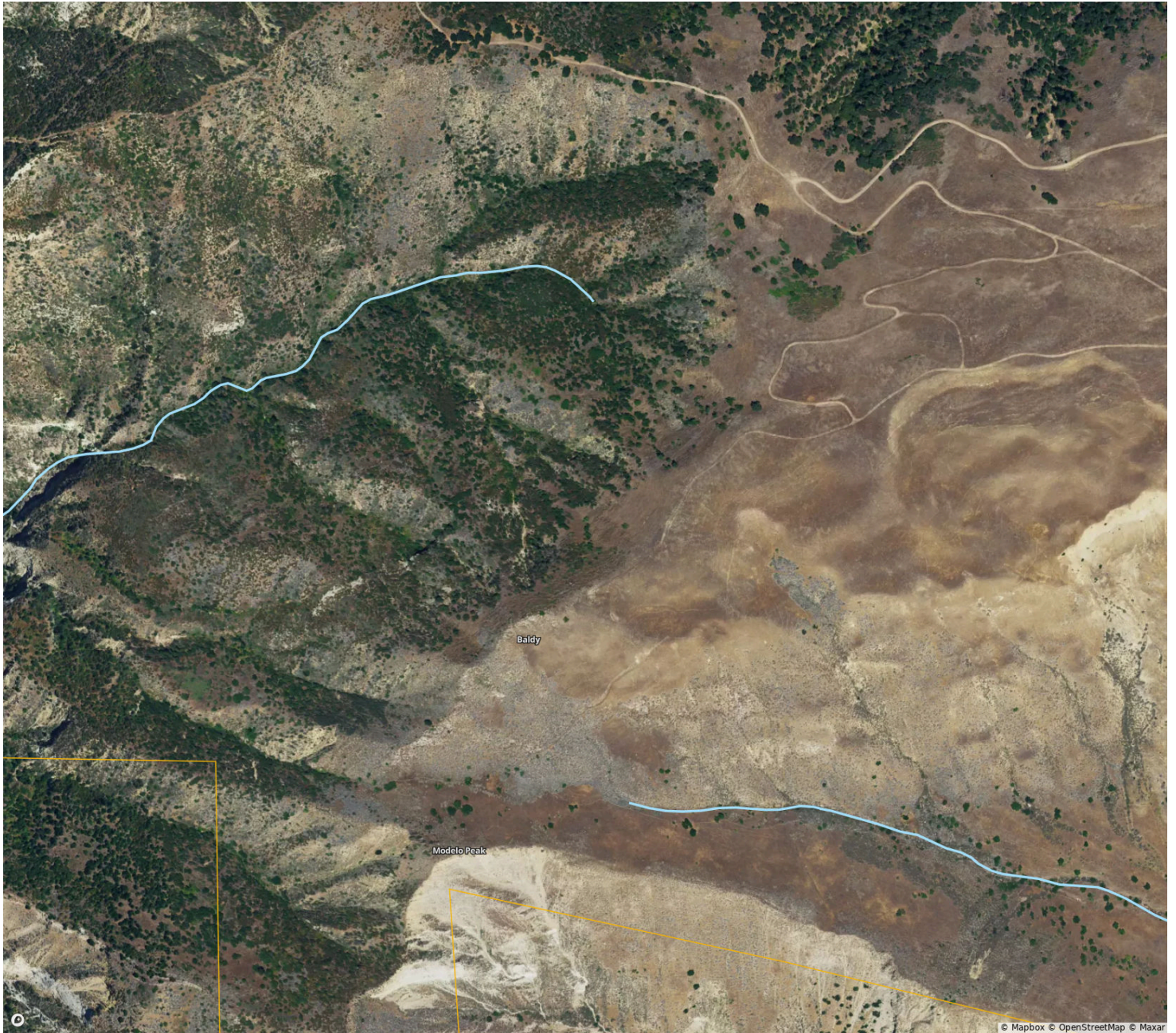
	% of Selection	Acres
● Assorted Wetlands	0.5%	0.8

FSA Overview



Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection



Historical Imagery

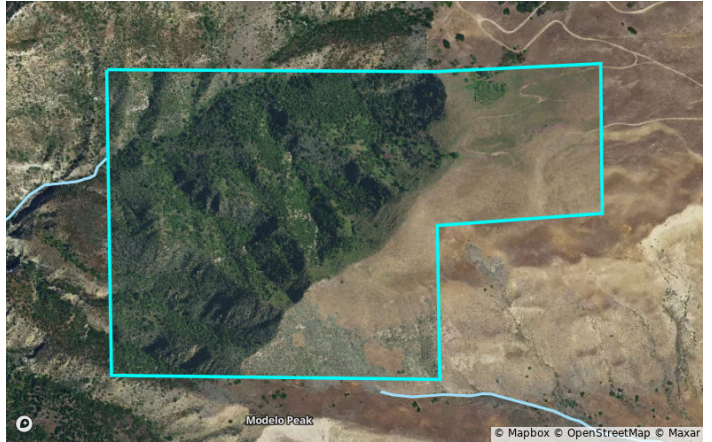
Ventura, CA • Township: Fillmore • Location: 06-4N-18W

200.00 acres, 1 selection

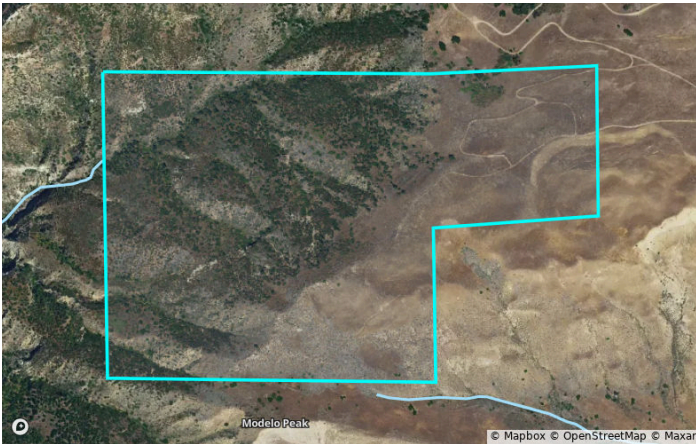
2022



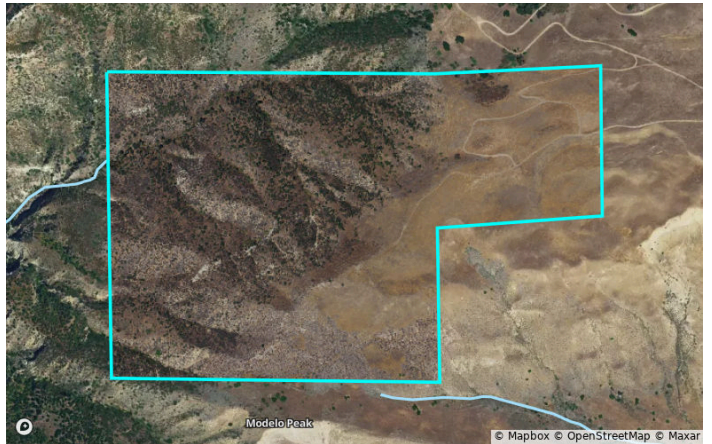
2020



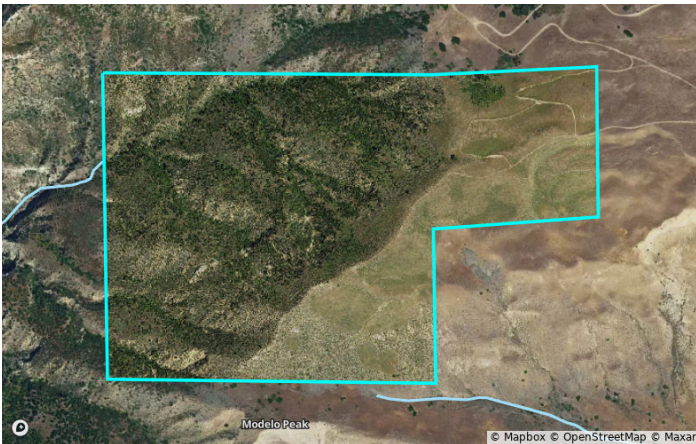
2018



2016



2014



2012

