

Conservation Bank or Agricultural Opportunity

Hudson Ranch Road/Northern Ventura County

Natural Spring/Water Rights Intact

159 Acres

\$2.5 million/\$15,723/acre

APN # 001-0-090-060

Vernal Pools and Grasslands:
California Water-Starwort * Hoover
Downingia * California Waterwort * Woolly
Marbles * Round Woolly Marbles
* Ephemeral Drainages

Partial List of Rare and Special Status
Species potentially-occurring onsite:

- Vernal Pool Fairy Shrimp Documented 2023
- Western Spadefoot Toad Documented 2023
- Blunt-nosed Leopard Lizard
- Coast Horned lizard
- Burrowing Owl
- California Condor
- Tri-colored Blackbird
- Prairie Falcon
- San Joaquin Kit Fox
- San Joaquin Pocket Mouse

Information deemed reliable but not guaranteed.
Buyer shall verify all information is accurate.
Notice: This communication could be considered an
advertisement under federal law.



MITIGATION LAND SPECIALISTS

Joanne Rodriguez

Phone: 760 580-1969 • FAX: 888 580-1969

joanne@mitigationlandspecialists.com • www.mitigationlandspecialists.com

DRE# 01773173