

## Never Never Ranch

Ventura County, California

\$499,000 | 96.00 Acres

Forest Route 4N14  
Fillmore, California

Amazing 96 acres in Fillmore near the Condor Preserve, BLM and Forest Service lands. Miles and miles of open space and serenity. Just North of Highway 126 with easy access to all services via well maintained and grated easement road. Views to the Pacific Ocean with cool ocean breezes on any given day. Hike and recreate – ride ATV's. OK to build a cabin retreat.



### PROPERTY HIGHLIGHTS

- 96 Acres of Vacant Land
- Located north of Agriculture and Ranch lands.
- Build a Hilltop Cabin
- Just minutes from Fillmore and Santa Paula
- Hunt and Hike
- Ride ATVs or Dirt-bikes
- Spring on property
- Ocean Views

