



KOREK LAND COMPANY, INC.

UNIQUE OPPORTUNITY!

227± ACRES
MOORPARK AREA
VENTURA COUNTY, CA

- LOCATION:** 8643 Shekell Road, west of Grimes Canyon Road just outside the City of Moorpark's sphere of influence in unincorporated Ventura County, CA 93021. Subject is adjacent to the Grimes Rock Plant, south of the City of Fillmore, north of the City of Moorpark in a location dominated by ag uses including avocado trees, citrus orchards, olive groves, hot houses and more. Other neighbors include Apricot Lane Farms and White Birch Farm. Call Deanne to schedule a site visit.
- APN's/SIZE:** 500-0-090-235 = 57.11 acres 500-0-090-315 = 90.73± acres 500-0-090-345 = 79.09± acres **TOTAL = 226.9± ACRES**
- TOPO:** Varies - some flat, some rolling. 80± acres of remnant concrete pads.
- ZONING:** OS-10 and OS-20 (Open Space – 10 and 20 acre minimum) **GENERAL PLAN:** OS (Open Space)
BUYER TO VERIFY ZONING AND LAND USE/GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** Ventura County Waterworks District No. 1. The Water Rights to the on-site Ag wells were sold to a neighbor. A buyer may consider re-purchasing the water rights. **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**
- HISTORY:** Subject was previously known as Egg City, a historically significant, and once the world's largest egg farm producing millions of eggs daily. Egg City was founded in 1961 and closed in 1996. A fire in 2006 destroyed a majority of the old structures.
- INCOME:** A portion of the property is currently leased to a paintball park operator under a conditional use permit on a month-to-month basis. Monthly income is around \$5,800. The remainder of the property is vacant with the exception of an old, unoccupied residence, an old water tank and left-over concrete pads.
- POTENTIAL:** Equestrian Center - boarding, riding, training; dog training and/or boarding; tactical training facility; filming activities; organics processing operations; dry farming; mineral resource/mining; outdoor events; agricultural contractor service and storage yards.
[Click Here](#) for the Ventura County Non-Coastal Zoning Ordinance (NCZO) Sec. 8105-4 - Permitted Uses.
- PRICE:** Asking \$6,995,700.
- CONTACT:** Deanne Boublis – CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ♦ SHERMAN OAKS, CA 91411
MAILING: P.O. BOX 2684 ♦ CANYON COUNTRY, CA 91386 ♦ **PHONE:** (818) 787-3077 or (800) 370-5263 ♦ **FAX:** (818) 787-9677
www.korekland.com ♦ mail@korekland.com CalDRE 00861992