

# 24 ACRES AGRICULTURAL PROPERTY

12120 STOCKTON ROAD, MOORPARK, CA 93021



## PROPERTY HIGHLIGHTS

**\$3,679,000**

- 24.02 ACRES OF USABLE LAND
- 115,000 SQFT OF PERMITTED GREENHOUSES, QUALIFIED FOR CANNABIS OPERATION ( BUYER TO VERIFY )
- 3,000 SQFT METAL BUILDING WORKSHOP
- 3,000 SQFT HOOP HOUSES
- 1,762 SQFT HOUSE WITH 4 BED/2 BATH, 2 CARS CARPORT BUILT 2006
- SOLAR PANELS OWNED

### PRESENTED BY



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# PROPERTY DESCRIPTION

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## PROPERTY OVERVIEW

This Prime property is 24.02 acres of agricultural land in Moorpark, CA, approx. 20 miles from Chatsworth, L.A. County, 115,000 sq ft of Greenhouses fully permitted, 3,000 sq ft of hoop houses, 8,100 sq ft of shade structure, and a 3,000 sq ft metal barn/warehouse.

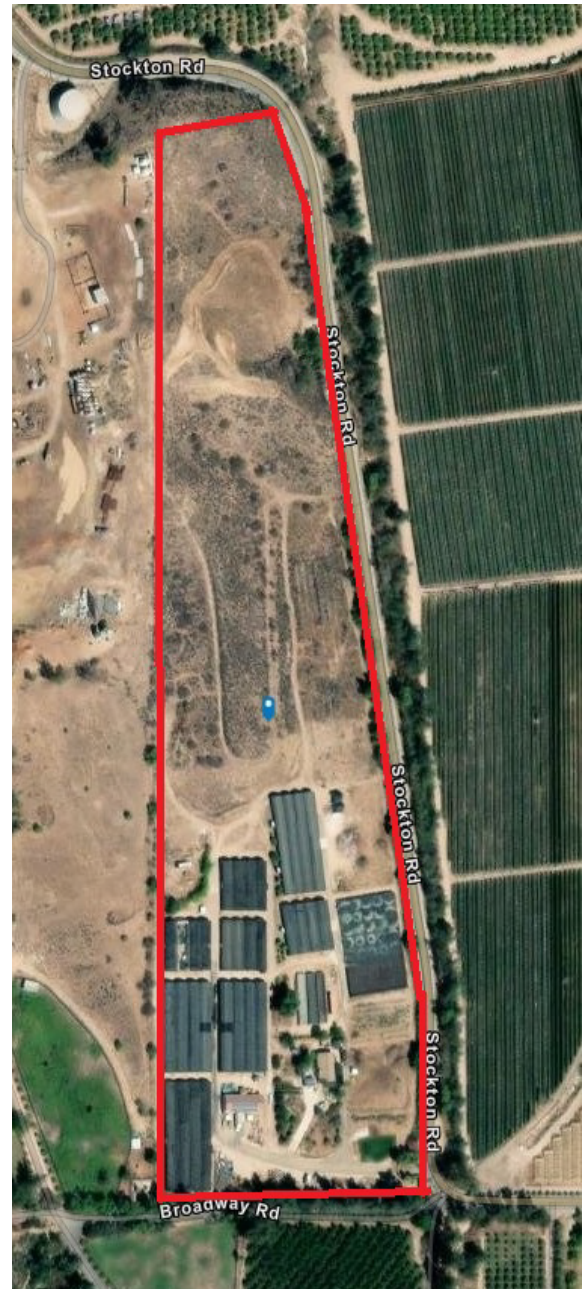
Private well (570 GPM) not operational, and County Ag water as backup. Electricity is 480 v 3 phase 400-amp power, fully upgradeable to 4000 amp. Radiant floor heat with natural gas to the greenhouses.

There is a charming 4 bed, 2 bath, 1762 sq ft house with a large 950 sq ft of patio, and carport for 2 cars. Solar power to greenhouses, the warehouse, and the house.

This facility meets the zoning requirement for the Ventura County Pilot Cannabis Cultivation Program (Measure O). The owner has previous record of local approval for Cannabis Cultivation.

This property was recently appraised at a much higher valuation and is listed at close to 25% discount to the Current Market Value. The report is available on request.

There are more than 20 different varieties of fruit trees and fragrant plants.



## LOCATION OVERVIEW

Situated north of 118 Freeway and south of 126  
Surrounded by farms, ranches and nurseries.

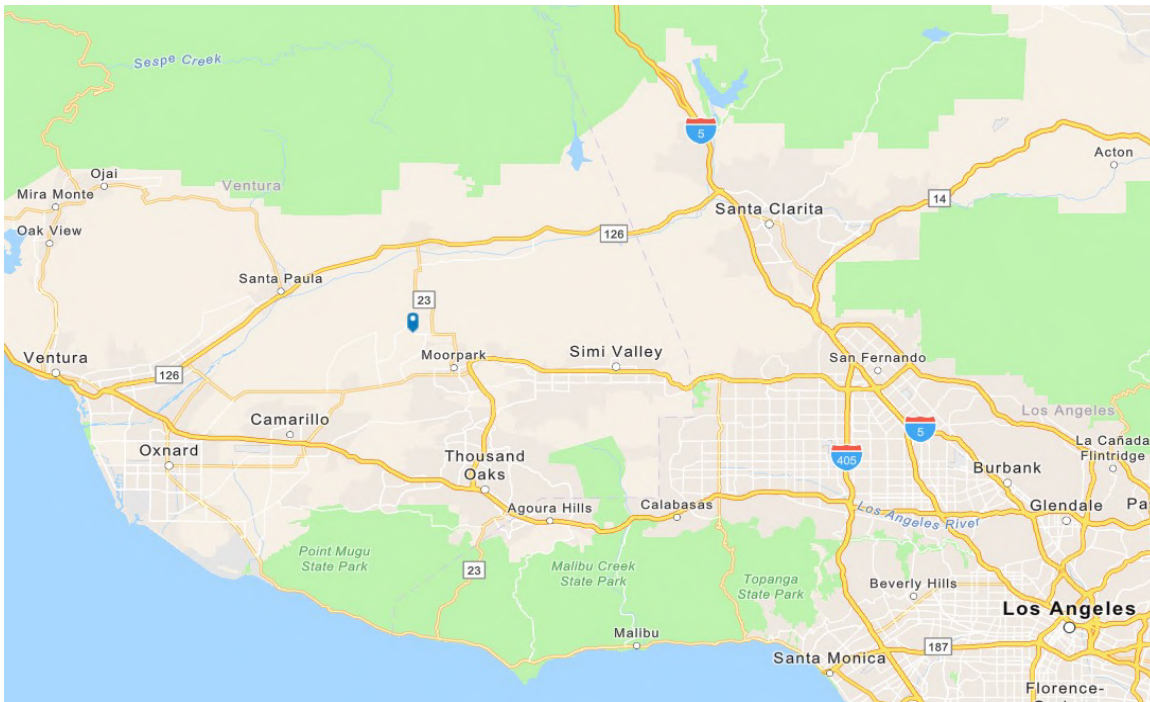
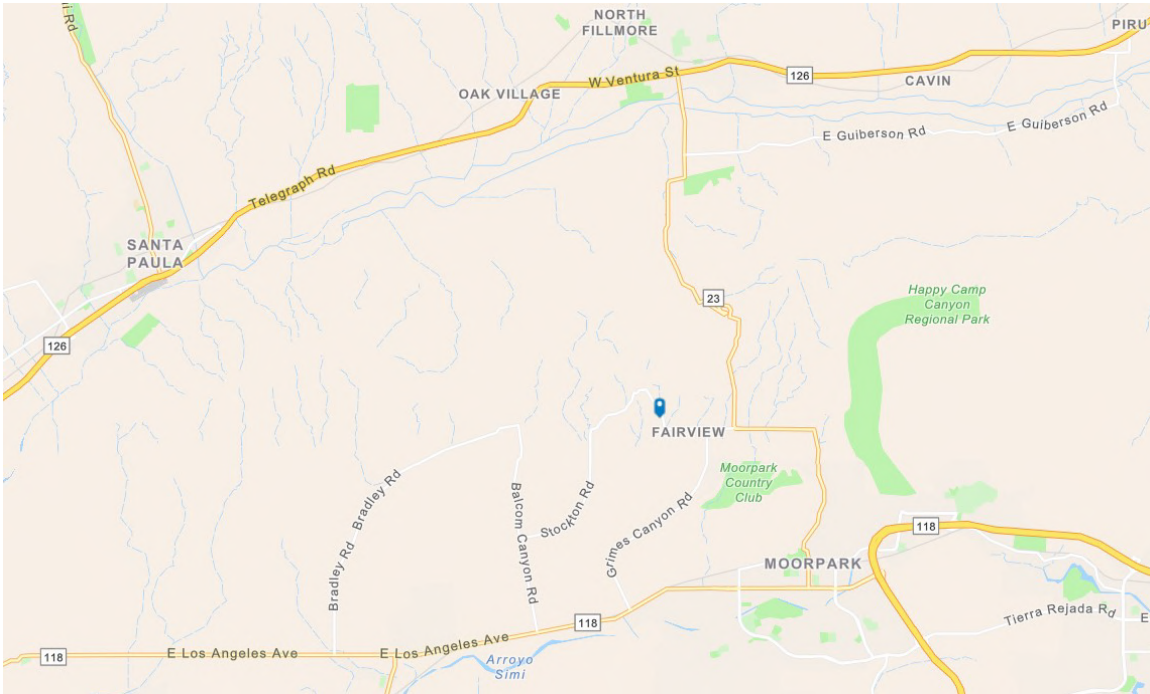


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# LOCATION MAPS

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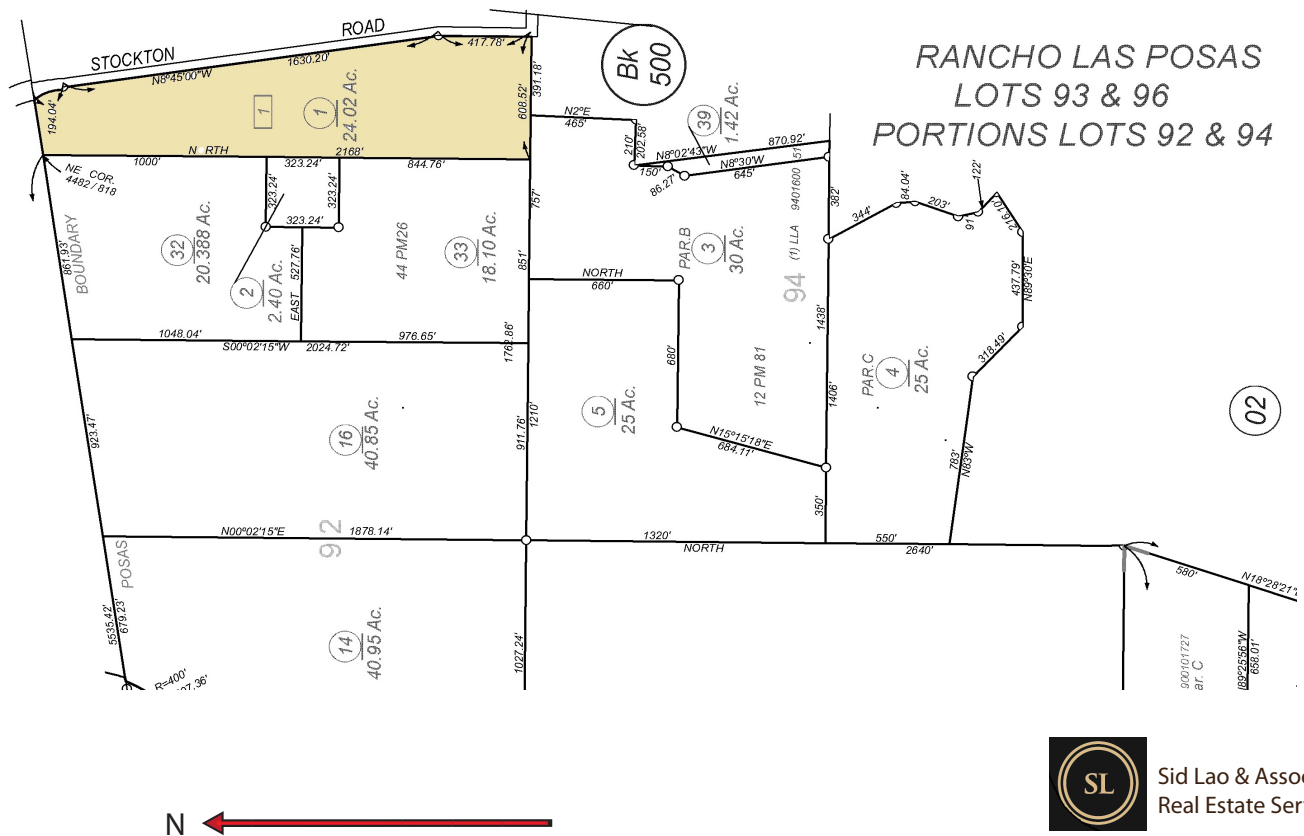


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# AERIAL AND PARCEL MAPS

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# AGRICULTURAL STRUCTURES & MORE

12120 STOCKTON ROAD, MOORPARK, CA 93021



Hoop Structure



Hoop Structure



Workshop



Workshop Interior

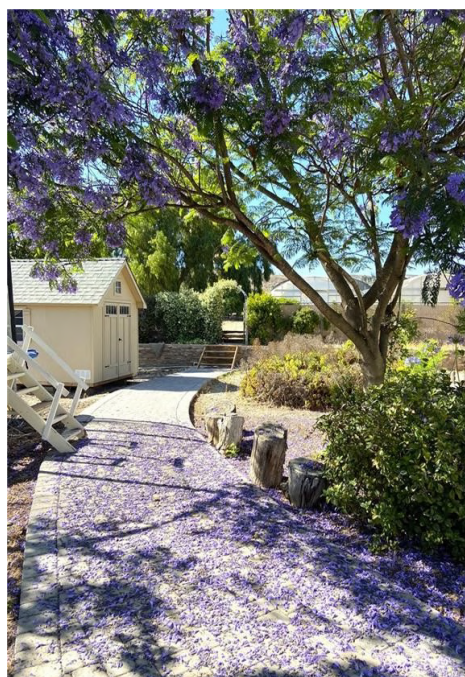


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# RESIDENCE & MORE

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