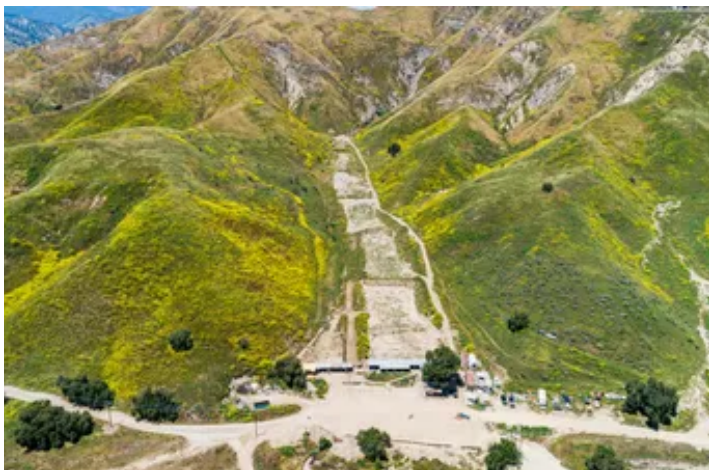


Outdoor Shooting Range & Ranch
5822 Holser Canyon Rd
Piru, CA 93040

\$8,950,000
1,674.730± Acres
Ventura County



Outdoor Shooting Range & Ranch Piru, CA / Ventura County

SUMMARY

Address

5822 Holser Canyon Rd

City, State Zip

Piru, CA 93040

County

Ventura County

Type

Recreational Land, Commercial

Latitude / Longitude

34.438255 / -118.735265

Acreage

1,674.730

Price

\$8,950,000

Property Website

<https://www.landleader.com/property/outdoor-shooting-range-ranch-ventura-california/37521>



Outdoor Shooting Range & Ranch Piru, CA / Ventura County

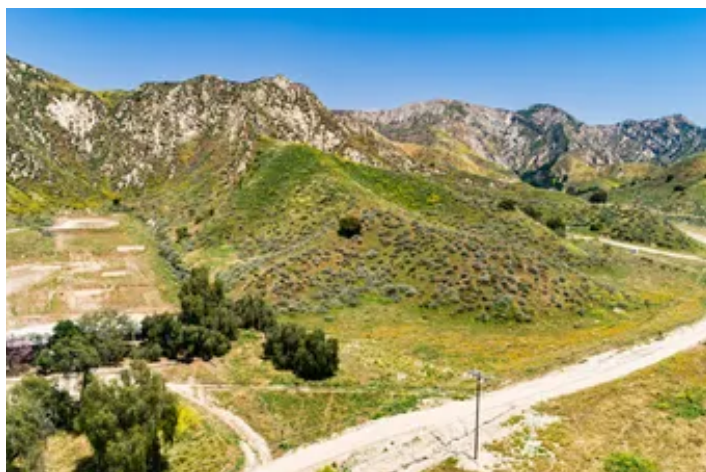
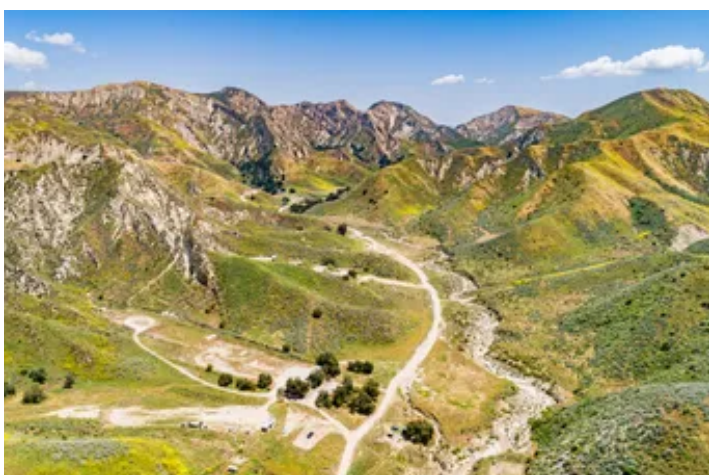
PROPERTY DESCRIPTION

Here is your chance to own one of the finest and largest Outdoor Shooting Ranges in Southern California. Whether you are a shootist, military, law enforcement, or firearm enthusiast, this is a once-in-a-lifetime opportunity to own and operate California Tactical Academy. Years of established and growing business, with significant upside. CTALA is the ONLY place in the Greater Los Angeles area offering shooting competitions, tactical training, 50 public ranges up to 1,000 yards, private bay rentals, private events, memberships, and ancillary film locations all in one location! Get your share of the \$4 billion industry. California Outdoor Academy is in a private ranch setting that also includes 1,500 acres of land, 3 homes, well, and barn. This opportunity is perfect for an investor or partners who want a stable and highly respected business that provides a valuable real estate investment. Endless possibilities for additional agriculture, recreational, and real estate development. All of this is situated in a rural oasis within 1 hour from Downtown Los Angeles in scenic Ventura County.

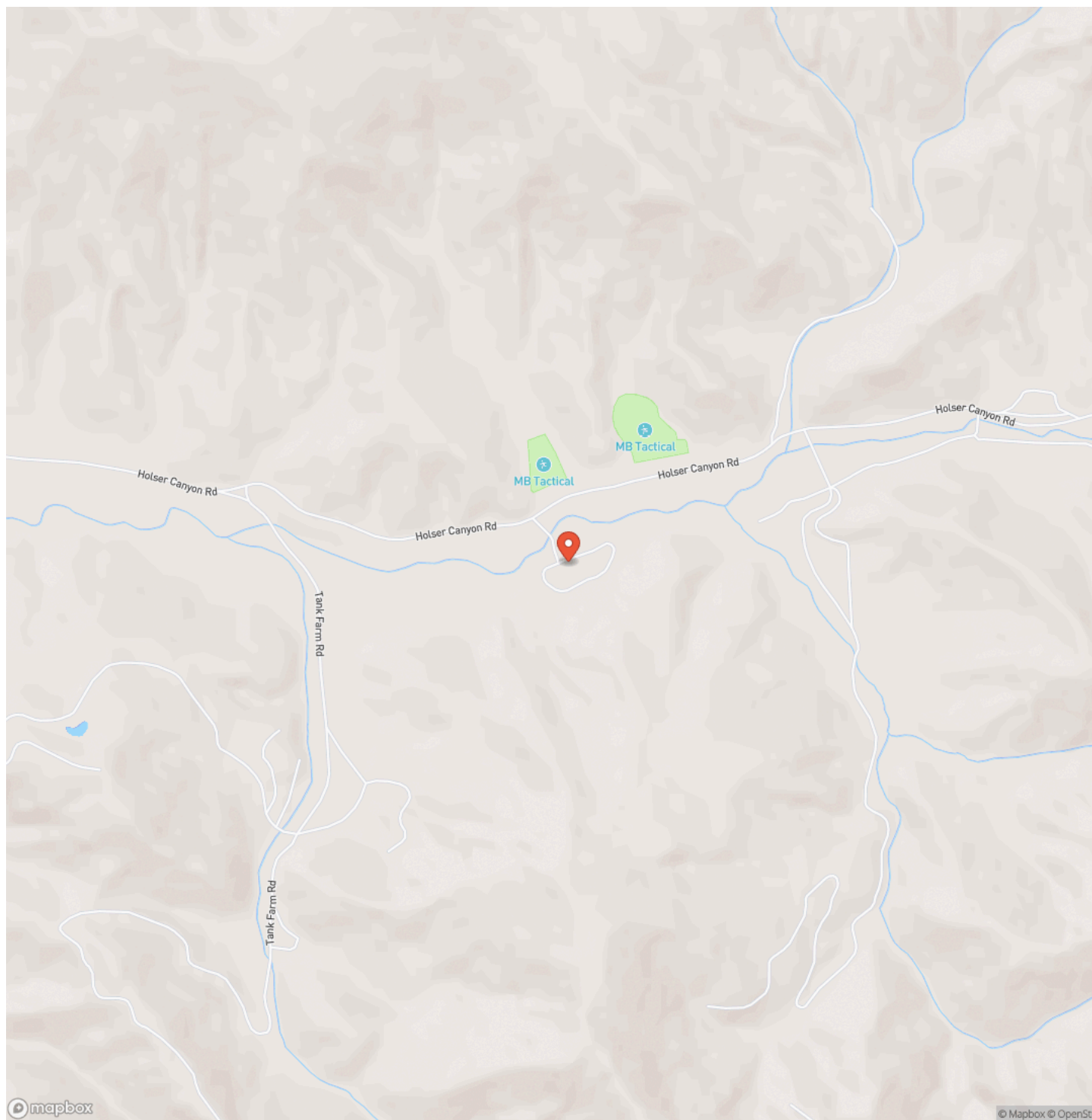
Property Highlights:

- One of the largest Outdoor Shooting Ranges in Southern California
- Shooting Competitions
- Tactical Training
- 50 public ranges up to 1,000 yards
- Private Bay Rentals
- Includes 1,500 acres of land
- 3 homes, Well, & Barn
- Within 1 hour from Downtown LA in Scenic Ventura County

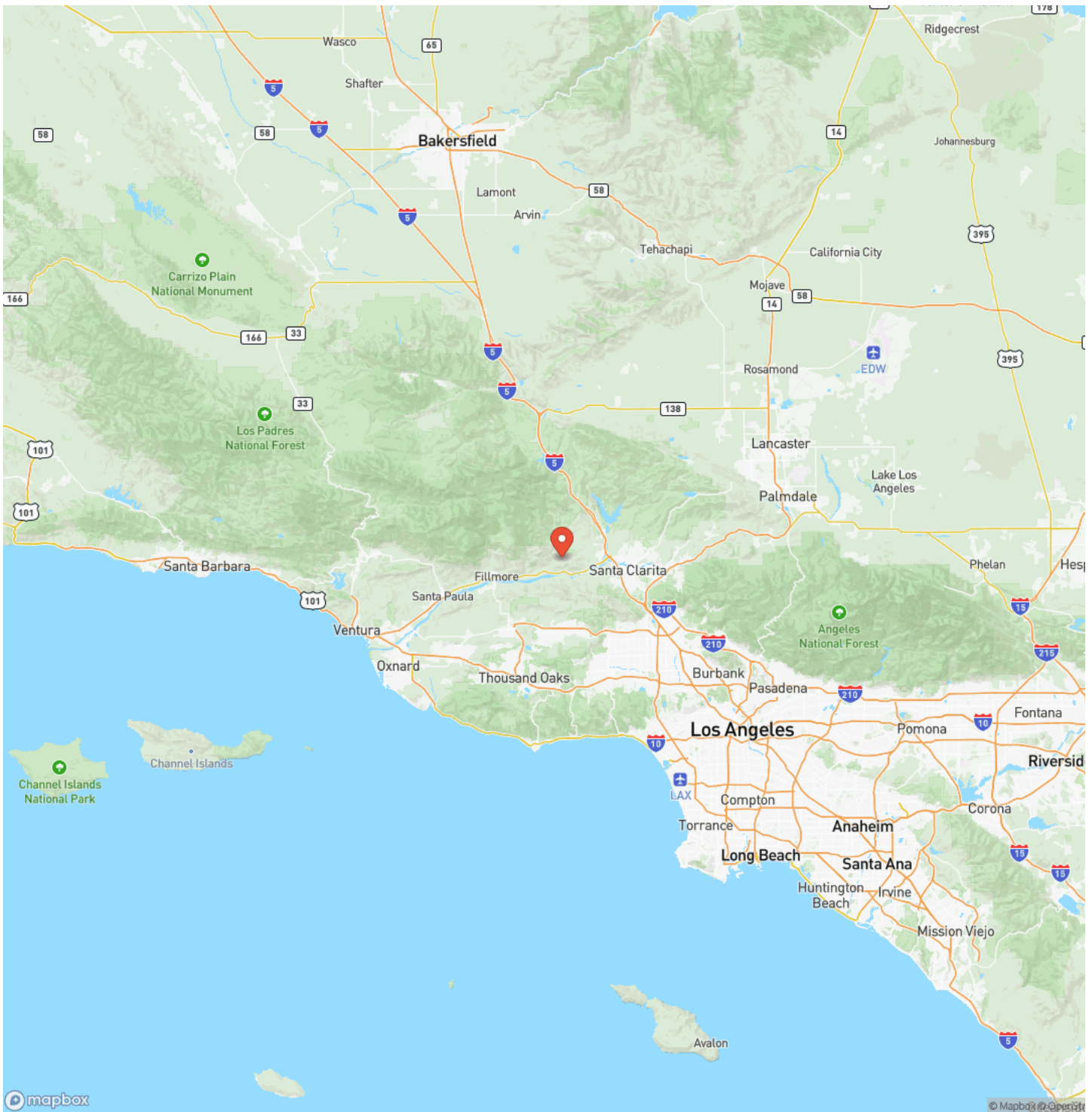
Outdoor Shooting Range & Ranch
Piru, CA / Ventura County



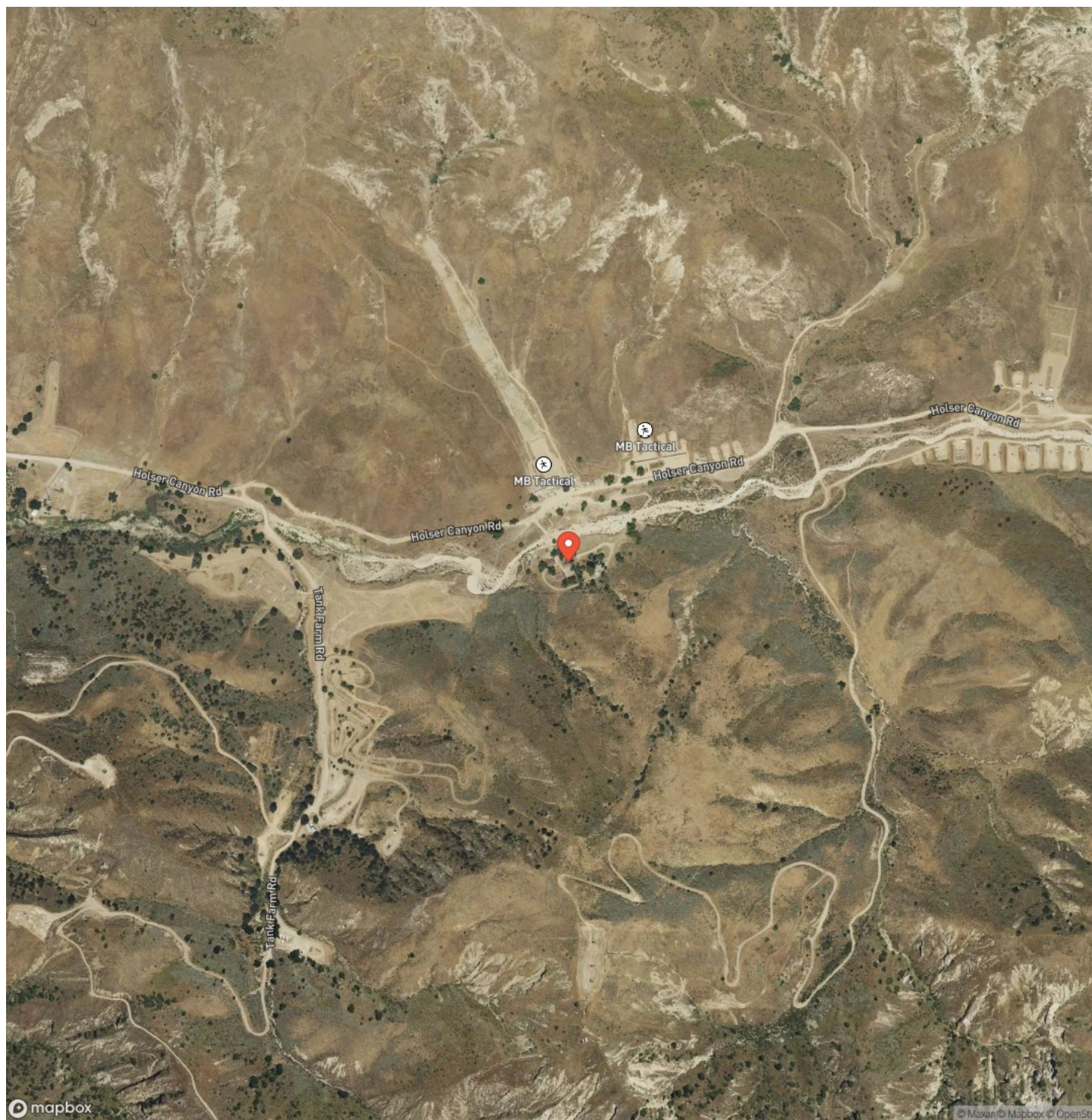
Locator Map



Locator Map



Satellite Map



Outdoor Shooting Range & Ranch

Piru, CA / Ventura County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Doré

Mobile

(619) 663-9925

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lance@caoutdoorproperties.com

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3990 Old Town Ave

City / State / Zip

San Diego, CA 92103

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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