



**KOREK LAND COMPANY, INC.**



**INCREDIBLE  
ESTATE LOT OR  
RANCHETTES**

**80± ACRES**  
**AGUA DULCE, CA**  
**(LOS ANGELES COUNTY)**

**LOCATION:** Agua Dulce (zip code 91390) is ~ 1 hour from Downtown LA, just north-east of the Santa Clarita Valley. Take State Highway 14, then Sierra Highway from either Sand Canyon Road or Agua Dulce Canyon Road to Steele Street; turn north to the end (less than 1/2 mile to the Property). Or, fly in to the Agua Dulce General Aviation Airport! (See maps).

**APN / SIZE/** APN 3214-021-014 = ~80 acres in one rectangular lot.

**TOPO:** The Property has many areas fitting for home construction with fantastic views and plenty of space for horse keeping purposes. The day time views are spectacular and night time views charming! Star gazing is great too.

**GP/ZONE:** The RL 2 Land Use allows 1 DU/ 2 gross acres; the compatible zoning is A-2-2 (Heavy Agricultural).  
**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** A water-well. Sewer – septic. Electricity is in the area. Propane is likely used for gas.  
**BUYER TO VERIFY AVAILABILITY OF ALL UTILITIES FOR BUYER'S INTENDED USE.**

**MISC:** This is a wonderfully peaceful Property with commanding views of the valley, the Angeles National Forest and the Sierra Pelona Mountains. The National Forest borders the Property on the north and west creating a very tranquil and private setting with many hiking and riding trail opportunities; an exceptional estate/family compound or potential subdivision with plenty of space. Agua Dulce is a rural-residential community with ranch style homes on large lots within close proximity to the Los Angeles basin and Van Nuys airport.

**PRICE:** **Price reduced to \$679,000! MAKE AN OFFER!**

**CONTACT:** Larry D. Lynch (CalBRE #01180573) at larry.lynnch@korekland.com or (818) 787-3077 for additional information.

**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.

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