



**KOREK LAND COMPANY, INC.**



**EXCLUSIVE RURAL HOME  
SITE & EQUESTRIAN  
FACILITY**

**155± ACRES**  
**ACTON, CA**  
**(LOS ANGELES COUNTY)**

**LOCATION:** Acton (zip code 93510) is about an hour from Downtown LA, just north-east of Santa Clarita Valley; take the Hwy 14 / Crown Valley Road exit, proceed north on Crown Valley Road; it ends at the Property, ~0.5 miles past Clayvale Street. Note: The former name(s) for Crown Valley Road include Governor Mine Road and Red Rover Mine Road (you may see them on older maps). According to the Assessor's records, an adjacent parcel has a Governor Mine Road address. Pavement ends at Bandell Street. See maps.

**APN / SIZE /  
TOPO:**

The site is along the base of the Sierra Pelona Mountain range at roughly 3,400' elevation. It is extremely private with very nice views and occasionally a charming-light-winter-snow dusting.

The Property is a total of ~155 acres composed of:

- APN 3217-005-018 (~40.4 ac.);
- APN 3217-005-019 (~80.3 ac.);
- APN 3217-005-048 (~9 ac. includes the house and water tanks); and
- APN 3217-005-049 (~26 ac. with flat to hilly terrain.

**ZONE:** A-2-2 (Heavy Agricultural). Land Use Designation: RL 10 (Rural Land – 10) (maximum density of 1 residential unit for each 10 gross acres of land); should be able to site 4 homes according to the existing zoning. Buyer needs to identify the necessary county processes that may be required for multiple homes.

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677  
www.korekland.com ❖ mail@korekland.com

CA DRE 00861992

**UTILITIES:** A water-well, a pump-house and two-water tanks are on the property which should be tested and inspected by Buyer. At the north end of the ~80 acre parcel is a gas line (easement) trans-versing the parcel. Sewer is septic.

**BUYER TO VERIFY AVAILABILITY OF ALL UTILITIES FOR BUYER'S INTENDED USE.**

**MISC:** This is a wonderfully peaceful location with commanding views of the valley, the Angeles National Forest and the Sierra Pelona Mountains; hiking and riding opportunities abound. This is ideal for thinkers, writers and creators of all kind, the gentlemen rancher or families. A family compound may be feasible too.

Acton is a rural-residential community with proximity to the Los Angeles basin and Van Nuys airport. The area has ranch-style homes on large lots; many with equestrian facilities. Downtown Acton has a rural western theme as seen in its commercial centers and office buildings.

**PRICE: REDUCED TO \$875,000! MAKE AN OFFER!**

**CONTACT:** Larry D. Lynch (CA BRE #01180573) at [larry.lynch@korekland.com](mailto:larry.lynch@korekland.com) or (818) 787-3077 for additional information.