



**KOREK LAND COMPANY, INC.**

**ESTATE LOT(S) /  
GENTLEMAN'S RANCH  
/ VINEYARD!**

**54± ACRES  
ACTON AREA  
(COUNTY OF LOS ANGELES)**

**LOCATION:** 6527 Valley Sage Road, Acton 93510. North of Highway 14 between the Red Rover Mine and Escondido Canyon Road off-ramps.

**APN/SIZE:** 3216-018-011 = 54.19± acres.

**TOPO:** Flat to rolling with expansive views and forested with junipers!

**ZONE /**

**LAND USE:** Zone: A-2-2 (Heavy Agricultural 1 acre minimum lot size). Town & Country Plan: RL5 (Rural Land – max 1 du/5 gross acres). Subject is also located within the Acton Community Standards District.

**BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Electric and phone are adjacent. Water - LA County Waterworks District 37 or potential to drill a well. Sewer to be septic. Gas to be determined.

**AREA:** Property is adjacent to 68 recorded lots which is part of a 998 acre, 315 large- view lot subdivision currently approved with the County of Los Angeles. This is an upscale rural residential area.

**MISC:** Potential five acre estate lots, gentleman's ranch, barnyard, vineyard, and much more. Site is improved with a 1,200± SF, uninhabitable home and outbuildings from the 1950's – sold "AS-IS".

**PRICE:** Asking \$700,000 (\$12,963/acre)! Terms may be available.

**CONTACT:** Deanne Boublis (CaBRE 00970999) at (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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