



**KOREK LAND COMPANY, INC.**



**JUST  
LISTED**

**150± ACRES**  
**LEONA VALLEY, CA**  
**(LOS ANGELES COUNTY)**

**UNIQUE & CHARMING!**  
**RURAL HOME &**  
**VINEYARD SITES**

**LOCATION:** Leona Valley (zip code 93551) is a unique intimate valley that reminds us of the rich-wine-country feel of Santa Barbara County, but it is less than 50 miles from Downtown LA. The Property is located at the southwest corner of Elizabeth Lake Road and Bouquet Canyon Road, privately positioned at the south-west edge of the Antelope Valley.

**DIRECTIONS:** From the San Fernando Valley, take Hwy 14 north and exit Palmdale Blvd. Drive west on Palmdale Blvd. which turns into Elizabeth Lake Road about 7.5 miles to the Property. Along the way you will see why Elizabeth Lake Road is designated as a Scenic Drive; you will pass attractive cherry, peach and almond orchards and on 90<sup>th</sup> Street West, just north of Elizabeth Lake Road is the award winning Leona Valley Winery; try their Reserve Chardonnay, Cabernet Sauvignon, and Meritage. The drive over Bouquet Canyon Road to and from Santa Clarita is also very attractive and has been used in numerous movie-shoots over the years.

**APN / SIZE:** The Property consists of seven assessor parcels, APN 3205-004-19 thru 25, and encompasses ~150 acres.

**TOPO:** From level to rolling, the subject's topography is suitable for seven new homes, new-wine vineyards, orchards, or other agricultural uses. Horse trails abound in the area too.

The Leona Valley is a low, sloping land form, running east to west, with elevations ranging from ~2900' to 3,800' elevation, surrounded by higher ridges including Portal, Ritter, & Sierra Peloma Ridges and the nearby Angeles National Forest. A distinguishing feature of Leona Valley is the San Andreas Fault zone running parallel to Elizabeth Lake Road. The valley's east-west orientation allows afternoon and evening cooling-breezes that are ideal for producing outstanding premium wine-grapes.

**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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CalDRE 00861992

**ZONE:** The GP Land Use is RL 20 and the zoning is A-2-2.5. We assume the existing assessor parcels are all grandfathered for residential use. With a CUP it may be possible to have a winery tasting room / B&B style operation and other entrepreneurial ventures.

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

**UTILITIES:** There are a number of water providers in the area, plus an-existing water well on the property. We understand there is also an "agricultural-water-turn-out" as well. Sewer is septic. Gas is likely propane. Electricity is available in the area.

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

**MISC:** Leona Valley's historical association with wine-production dates back to the early 1900s. Since LA County scrapped their prohibition laws, wine production has re-emerged in Leona and Antelope Valley. In October 2008 the Leona Valley was awarded the coveted American Viticulture Area (AVA) designation which is akin to Europe's appellations. The Antelope Valley Wine Growers Association has a number of wine-producing members including Agua Dulce Vineyards, Cameo Vineyards & Winery, Donato Family Vineyards, Leona Valley Vineyards and Antelope Valley Winery. Wine expert Ralph Carter analyzed the Leona Valley and opined that the soils and micro climates made this a unique-area capable of producing premium-quality-wine grapes. Several grape varieties seem to have appropriate attributes suitable for the Leona Valley AVA. These include white varieties like Pinot Gris, Muscat Blanc and Viognier, along with red varieties including Cabernet Sauvignon, Merlot, Cabernet Franc, Malbec and Petite Verdot; the classic blending-formula for Claret/Bordeaux/ Meritage. Planting would likely be in range of 550 to 600 plants per acre. This is a great opportunity for a lifestyle choice as wine maker, gentlemen farmer, virtually living off the land. **Last year, a nearby 60 acre parcel sold for \$1,000,000 = ~\$17,000 per acre.**

**PRICE:** **Asking \$12,000 per acre.** Seller is open to a terms sale with a Seller Carry Back Note! **Make an Offer!**

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