



KOREK LAND COMPANY, INC.



**Ideal for
Wine-Grape Vineyards,
7 New Home sites**

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

OPPORTUNITY: Think of this as Santa Ynez Valley south! Develop new wine-grape vineyards in the Leona Valley AVA; new olive, cherry and almond orchards; build 7 beautiful homes and carriage units overlooking the vineyards with stunning mountain backdrops. The entrepreneur might consider adding a wine-tasting room in conjunction with a bed & breakfast, with possible riding stables.

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 90th 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. [Property video](#)

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

LEONA

VALLEY:

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.

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 water providers in the area, plus an-existing water-well on the property and 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.

GRAPES:

In October 2008 the Leona Valley was awarded the coveted American Viticulture Area (AVA) designation, similar to the famous appellations of Europe. 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 & Antelope Valley Winery. Wine expert Ralph Carter opined the uniqueness of Leona Valley soils and micro climates was made for premium-quality-wine grapes. The prized-wine grapes include white varieties like Pinot Gris, Muscat Blanc and Viognier, along with red varieties include the five classic grapes 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.

PRICE:

Reduced to \$10,560 per acre; only 50% cash (\$792,000) with the balance in a Seller Carry Back Note! Make an Offer!

CONTACT:

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