



**KOREK LAND COMPANY, INC.**

**70± ACRES  
ZONED R-1!**

*PRICED TO  
SELL!*

**151± ACRES  
LLANO AREA  
(COUNTY OF LOS ANGELES)**

**LOCATION:** 165<sup>th</sup> Street E and Avenue Y (Fort Tejon Road) in the Llano area of Los Angeles County, CA 93544. Subject is adjacent to the Crystallaire Country Club and golf course, approximately 2.7 miles south of Pearblossom Highway.

**APN's/SIZE:** 3061-020-003 = 25.81± acres      3061-020-004 = 28.93± acres      3061-020-007 = 14.93± acres  
3061-020-001 = 81.4± acres      **TOTAL = 151.07± ACRES.**

**TOPO:** Flat to rolling to hilly with views of the golf course and beyond!

**ZONE /**

**LAND USE:** Parcels 003, 004 and 007 – **Zone:** R-1 (Single Family Residence); **Land Use Designation:** H2 (0-2 du/net acre).  
Parcel 001 – **Zone:** A-1 (Light Agricultural); **Land Use Designation:** RL5 (Rural Land - max 1 du/5 gross acres).

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

**UTILITIES:** Electric and phone are adjacent. Water – Parcels 003, 004 & 007 are within the Llano Mutual Water Company's boundary; it may be possible to drill a well or file for annexation for parcel 001. Sewer - septic. Gas - propane.

**MISC:** Potential for up to 140 lots on the ~70 acres of R-1 zoned parcels. The ~81 acres could be subdivided to 5± acre, estate sized lots or turn it into a gentleman's ranch, equestrian facility, an animal farm, orchards, vineyard and more.

**PRICE:** Asking \$450,000. Incredible investment opportunity at only \$2,980/acre!

**CONTACT:** Deanne Boublis (CalBRE 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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