



**KOREK LAND COMPANY, INC.**

**MAJOR PRICE  
REDUCTION!**

**40± ACRES RESIDENTIAL**  
**CASTAIC AREA**  
**(COUNTY OF LOS ANGELES)**

**LOCATION:** Located at the south end of Quail Valley Road in the Castaic area of Los Angeles County 91384. Freeway close, in an established neighborhood. Exit I-5 at Parker Road in Castaic, proceed west to Sloan Canyon Road turn left (at the park), proceed to Quail Valley Road turn left, proceed to the end of the street. Very peaceful location with view opportunities. A development could be gated for additional privacy.

**APN/SIZE:** 2865-022-005 = ~40.02 acres

**TOPO:** Rolling to hilly.

**ZONE:** A-2-2 (Agricultural 2-acre minimum lot size). General Plan/Santa Clarita Area Plan: RL2 (Rural Living 2 – 1 unit per 2 acres). Subject is also located within the Castaic Community Standards District. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** In the immediate area. Fully improved street/cul-de-sac.

**MISC:** At one time a tentative tract map for 29 lots was processed through the County. Seller has a Mitigated Negative Declaration, an easement for secondary access, Geotechnical Reports, a Phase 1 Environmental Site Assessment, Cultural Resources Investigation, a Spring-Time Survey of Biological Resources Report and a Drainage and Urban Storm Water Mitigation Plan (USMP). The map application was deemed insufficient and therefore was never approved. A new map could be undertaken for say 20 lots under the current zoning. Another approach would be to build 2 or 3 custom homes or a family compound.

**PRICE:** **REDUCED TO \$286,000!** ~~Priced to sell at \$398,000~~ – Motivated Seller – All offers will be considered!

**CONTACT:** Larry D. Lynch - CalDRE 01180573 [larry.lynch@korekland.com](mailto:larry.lynch@korekland.com) or cell (310) 919-7803 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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