



KOREK LAND COMPANY, INC.

**200+ degree View
Burbank to WL Village
One of Kind Opportunity!**

166± SECLUDED ACRES
Simi Valley Area of Ventura County
Overlooking the S. F. Valley

LOCATION: Exceedingly private (think of Bell Canyon), but close to city services. This ~166-acre parcel is located on North American Cut Off Road (the "Cut Off") in unincorporated Ventura County (93063), only minutes from the Simi and San Fernando Valleys. Access the site from Valley Circle to Woolsey Canyon Road. As you rise up to the Sage Ranch Park entrance (on the left), Woolsey Canyon Road turns into Black Canyon Road. At that juncture, on the right, is where the Cut Off begins with a private, locked gate (call or text Larry for combination. The drive from the gate to the subject property is about 2,000' on a paved road turning to gravel (you will pass two homes on your right as you drive in). If you want to "escape" to what seems like the "Old Wild West" with easy access to Warner Center, the 118, 101 and 405 Freeways, this is for you! See maps for details.

APN/SIZE: 649-0-010-415 = 166± acres.

TOPO: The site is very unique with some natural building areas, surrounded by hilly to steep terrain with remarkable-sandstone boulders. The property's elevation is about 2,100', more than 1,000' above parts of the San Fernando Valley floor. The view is breathtaking, particularly at night, 200+ degrees from Burbank to Westlake Village. In the spectacular rock/geologic formations, we observed interesting likenesses to a giant fish, turtle, owl, etc. It's a rock climber's dream. See photos.

ZONE: County zoning is Open Space 160 allowing one dwelling unit per 160 acres. The subject property is also located within the Ventura County Habitat Connectivity and Wildlife Corridors and is subject to fencing and exterior lighting restrictions.

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

UTILITIES: Adjacent to the property is a Ventura County Waterworks #8 water tank. A fire hydrant is located at the first house you come to at 6440 North American Cut Off Road. Sewer is most likely a private-septic system. Power is serving nearby homes, although solar energy could be developed on-site.

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

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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MISC: This is a beautiful and unique setting high-above the San Fernando Valley. The site is ideal for a large, exceptional view oriented, estate home (~10,000 to 20,000 SF) and maybe a helipad. A gentleman's ranch, artist's retreat, investment, nature preserve, or filming/site rentals are other concepts to consider. **Wait until you see the view!** The Property is about 3/4 of a mile northeast of the former Santa Susanna Pass Field Laboratory. Its current owner, Boeing Company, and the U.S. Dept. of Energy are engaged in the cleanup of chemical and radioactive contamination at the Lab site, however, we are not aware of any contamination affecting the subject property.

PRICE: Asking only \$1,510,000. **Note: Properties in the area on ~3-acre, non-view residential lots, are for sale at \$200,000 to \$400,000.**

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