



KOREK LAND COMPANY, INC.

**RURAL RESIDENTIAL LOT(S)
INVESTMENT / CONSERVATION
MITIGATION**

**112± ACRES
AGUA DULCE, CA
(COUNTY OF LOS ANGELES)**

LOCATION: South of Sierra Highway, north of Davenport Road in the Agua Dulce area of Los Angeles County, CA 91350. Potential access via Sierra Hwy or Wagon Wheel Road or Teller Avenue, all dirt roads.

APN'S/SIZE: 3214-022-026 = 40.22± acres 3214-039-032 = 40.4± acres 3214-040-067 = 31.97± acres
TOTAL = 112.59± ACRES

TOPO: Hilly to mountainous with incredible panoramic views.

ZONE/GP: A-1-2 (Light Agriculture) and A-2-2 (Heavy Agriculture). Land Use Designation: RL 10 (Rural Land-10) (maximum density of 1 residential unit for each 10 gross acres of land). Subject is also located in the Agua Dulce CSD and the Santa Clara River SEA.

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

UTILITIES: BUYER TO DETERMINE AVAILABILITY OF UTILITIES FOR BUYER'S INTENDED USE.

POTENTIAL: Possible uses include rural residential lot(s); equestrian uses; breeding and raising animals; recreational uses; conservation/open space, mitigation; investment for future development.

PRICE: Asking \$336,000 (\$3,000/acre).

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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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