



KOREK LAND COMPANY, INC.

**RURAL/RECREATIONAL GETAWAY
CONSERVATION/MITIGATION
OPPORTUNITY!**

**40± ACRES
NEWHALL AREA
(LOS ANGELES COUNTY)**

LOCATION: The subject is located in Rice Canyon, in the Santa Susana Mountains, northwest Los Angeles County, CA, south of Stevenson Ranch and the City of Santa Clarita, and about 3 miles west of the I-5 / State Highway 14 split. The property's north and east boundaries adjoin the [Santa Clarita Woodlands Park](#). Access to the subject property is challenging as the early 1900's road (the old Rice Canyon Trail) has become overgrown.

APN/SIZE: 2826-029-008 = 40.62± acres **TOPO:** Rolling to hilly to mountainous.

ZONE: A-2-2 (Heavy Agricultural). OVOV Land Use Designation: RL 20 (Rural Land-20) (maximum density of 1 residential unit for each 20 gross acres of land). Subject is also located in the Santa Susana Mountains / Simi Valley SEA.

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

UTILITIES: **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

HISTORY: Rice Canyon contains a creek and a number of natural oil seeps. Approximately ¼ mile of the creek runs through the subject property. In 1906, Newhall Mountain Oil Co. drilled for oil on the property, the well was capped and abandoned without any production of oil or gas. Some very old, interesting equipment which was left on site when the well was abandoned in the early 20th century. Photos and descriptions of the well and equipment are featured in a report which was published by the California Division of Oil & Gas (now the California Geologic Energy Management Division). The photos and descriptions can also be seen along with history of the Newhall area [here](#).

POTENTIAL: Recreational getaway, hiking trails, historical preservation, mitigation or habitat conservation purposes.

PRICE: Asking \$100,000 (\$2,500/acre). Seller is open to offers.

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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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