



KOREK LAND COMPANY, INC.

**GENTLEMAN'S RANCH / MOVIE
RANCH / RELIGIOUS RETREAT /
CAMPGROUNDS**

1,600± ACRES
AGUA DULCE, CA
(LANNAN RANCH)

THE RANCH: Lannan Ranch consists of 1,586± acres of ranch land located in Agua Dulce, California between the Santa Clarita and Antelope Valleys. The ranch is currently used for cattle grazing, equestrian purposes and archaeological observation. The ranch has also been used for several movies, TV shows and commercials.

LOCATION: 35900 Anthony Road, Agua Dulce area of Los Angeles County (91390), less than one mile north of Sierra Highway. The ranch is about five miles outside the City of Santa Clarita. Palmdale's City limits is contiguous to the ranch at the north and east boundaries, and the Angeles National Forest abuts it to the west. From Highway 14 exit either Agua Dulce Canyon Road or Escondido Canyon Road; go north to Sierra Hwy.

APN's/SIZE: 3213-001-044 = 426± acres 3213-001-045 = 171± acres 3216-001-005 = 989± acres
TOTAL = 1,586± ACRES

DESCRIPTION: The ranch is fenced (except the northwest extension) with terrain from flat to hilly to mountainous. Elevations range from 3,000 feet at the ranch entrance to 4,500 feet at the northeasterly portion of the property. There are several natural springs, a dam and water reservoir. The ranch itself has the original, historic ranch house, five other homes (including a manufactured home), outbuildings and pipe corrals. Archaeological resources surveyed by Pierce College in 2005 include cupules, seasonal camp sites and habitation areas.

WILDLIFE: Coyotes, bobcats, deer, roadrunners, quail, red-tail hawk and many other species of birds, reptiles and amphibians inhabit the ranch.

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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