



KOREK LAND COMPANY, INC.

***SPECTACULAR
VIEWS!***

257± ACRES
PALMDALE AREA
(LOS ANGELES COUNTY)

**ESTATE LOT(S) / GENTLEMAN'S RANCH /
VINEYARD / RETREAT / CAMP**

LOCATION: Located at the end of Forest View Road, west of the Antelope Valley Freeway (Highway 14), adjacent to the City of Palmdale (93550) and the town of Acton (93510). Coming from the LA area, exit Highway 14 at Soledad Canyon Road in Acton (exit 27), turn left on Sierra Hwy. In approximately 1.5 miles, turn left onto Mountain Springs Road then turn right onto Forest View Road. You'll be at the southeast corner of the subject at the end of the paved road.

APN's/SIZE: 3057-007-001 = 62.23± acres 3057-007-002 = 35.84± acres 3057-007-006 = 158.96± acres
TOTAL = 257.13± acres

TOPO: Rolling to hilly. [Click here](#) to view property video.

ZONE: A-2-2 (Heavy Agricultural). Land Use Designation: RL 10 (Rural Land-10) (maximum density of 1 residential unit for each 10 gross acres of land).

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

UTILITIES: Part of the property is in the Palmdale Water District and part is in the LA County Water District. Buyer may consider drilling a well. Sewer is septic. **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: The property's gently rolling topography, expansive territorial and Ana Verde Hills views provide an incredible backdrop for a rural estate lot subdivision, recreational getaway, retreat, gentleman's ranch, vineyard, investment opportunity, etc. Subject is conveniently located near retail centers, medical/office, schools and Highway 14.

PRICE: Asking \$1,300,000 (\$5,060/acre). Seller will consider terms.

CONTACT: Deanne Boublis – CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420.

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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992