



KOREK LAND COMPANY, INC.

Motivate Seller.

Make an Offer!

166± ACRES VENTURA COUNTY
Significant price reduction!
Spectacular Views Across the S. F. & Simi Valleys

LOCATION: Exceedingly private and close in! If you want to “escape” but still have access to Warner Center, the 118, 101 and 405 Freeways, this is for you! This Property 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 500’ on a paved road turning to gravel (you will pass two homes on your right as you drive in). See maps for details.

APN/SIZE: 649-0-010-415 = 166± acres. We also have an adjacent ~6.75-acre lot for sale. Please request a marketing package.

TOPO: This 166-acre site is very unique with some natural building areas and remarkable-sandstone boulders, some with animal likenesses. The property’s elevation is about 2,200’, more than 1,000’ above of the San Fernando Valley floor. The views are breathtaking in the day and particularly at night; 200+ degrees from Burbank to Westlake Village. Views are also available over Simi Valley. 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 restriction.

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

UTILITIES: Close by is a Ventura County Waterworks #8 water tank and fire hydrant. Sewer is most likely a private-septic system. Power is serving nearby homes, although building solar and or wind energy on-site seems feasible.

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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CalDRE 00861992

POTENTIAL: 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), a gentleman's ranch, artist's retreat, investment, nature preserve, helipad, or filming/site rentals are other concepts to consider. **Wait until you see the views!**

MISC: 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 Laboratory contamination. We are not aware of any contamination affecting the subject property.

PRICE: **Significant price reduction to \$1,149,000. Make an Offer!** Seller will consider a discount if the subject and the adjacent 6.75-acre lot are purchased together.

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