



KOREK LAND COMPANY, INC.

Seller Motivated!

Make an Offer!

6.75± ACRE LOT
Simi Valley Area of Ventura County
Overlooking the San Fernando Valley

LOCATION: Exceedingly private and close in property! If you want to build a custom home in a private setting with easy access to Warner Center, the 118, 101 and 405 Freeways, this beautiful residential lot 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. Across the street from the Sage Ranch Park entrance (on the left), 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: 649-0-010-405 = 6.75± acres. The Seller is willing to provide an Exclusive Use Area easement to expand the lot's usable area to ~13 acres. See maps. We also have the adjacent ~166 -acres for sale. Please request a marketing package.

TOPO: The lot has about 4 to 5 acres of flat building area, along with a unique "wall" of remarkably scenic boulders at the south-east end of the lot. Beyond the wall are views across the San Fernando Valley. The property's elevation is about 2,200', more than 1,000' above of the valley floor. The views are breathtaking in the day and particularly at night. See photos.

ZONE: County zoning is OS-160 ac/HWCW/CWPA. Suitable for a single-family home and accessory buildings. The subject property is also located within the Ventura County Habitat Connectivity and Wildlife Corridors and is subject to fencing and exterior lighting restrictions. The County has a procedure for obtaining-building permits.

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

UTILITIES: Ventura County Waterworks #8 water tank and a fire hydrant are close by, servicing nearby homes. Sewer is most likely a private-septic system. Grid power serves nearby homes, although developing on-site solar and or wind energy may be an attractive option.

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, star gazing, nature preserve, & animal keeping. **Wait until you see the views!**

MISC: This 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 chemical and radioactive contamination at the Laboratory site. We are not aware of any contamination affecting the subject property.

PRICE: Significant price reduction to \$612,000, including the 6+ acre Exclusive Use Area Easement. **Make an Offer!** Seller will consider a price discount if this lot and adjacent 166 acres are purchased together.

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