



KOREK LAND COMPANY, INC.

**HOLD FOR INVESTMENT / FUTURE
DEVELOPMENT OR RECREATION /
CONSERVATION / MITIGATION**

230± ACRES

CASTAIC AREA of LOS ANGELES COUNTY

LOCATION: Located about 1,000' north of Romero Canyon Road and about a mile north-west of the new Castaic High School on Sloan Canyon Road, in the Santa Felicia Canyon area of Castaic, Los Angeles County, 91384. Subject is just west of I-5 and adjacent to the Hathaway Ranch.

APN/SIZE: Seven APN's: 3247-018-009, 014 thru 017; and 3247-024 011 & 012 = 230± acres

TOPO: Rolling to hilly.

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 Violin Canyon Area of the Castaic Area Community Standards District and the Santa Felicia SEA.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Buyer to determine. The adjacent lands have springs that run year-round.

MISC: Raw land that is at the top of Santa Felicia Canyon with a 2 - 4 acre knoll at an elevation of ~2,350'; expansive views all around. Ideal hold for investment or future building, recreation getaway, mitigation, conservation, open space or wildlife protection. A recorded residential-tract map sits adjacent to the high school. At the time of this writing the adjacent 80 acres was listed for \$1,500,000.

PRICE: Asking only \$3,400 per acre – **Seller says to make an Offer!**

CONTACT: Larry D. Lynch - CalDRE 01180573 larry.lynch@korekland.com or cell (310) 919-7803 for additional information.

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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