



KOREK LAND COMPANY, INC.

**Hold for Investment and/or
Development**

302± ACRES (Two Segments - 138± acres & 164± acres)
SANTA CLARITA VALLEY, CA
Los Angeles County

LOCATION: West of the Valencia Commerce and Gateway Industrial employment centers, off Highway 126, in the SCV/Val Verde areas of Los Angeles County. The City of Ventura and beaches are just a quick drive west.

Two groupings of Four Assessor Parcels each (Eight total APN's) make up the Property (the "Segments"). (See Maps). Access to both Segments have locked gates; call Larry Lynch's cell number for the gate codes. **Be sure to close the gate once you have passed both ways.**

The 138-acre Segment is adjacent to our SCV 189-acre listing and is located approximately 1/2 mile north of Highway 126. There are a couple of access routes:

- One route is at the end of Martinez Grande Canyon Road as the public road ends. The oil and gas operator/lessee has a fence and gate. Past the gate on the right is the Parkway Fire Road which winds up (north/east) toward Korek's **SCV 616-acre listing** fronting on Martinez Grande Canyon Road and may lead to a secondary access for the area.
- Another access route is a left turn from Martinez Grande Canyon Road on to Pena Ranch Road (unpaved), about 1.5 miles south/west. The road can be very slippery when wet! **Use extreme caution! There are some wash outs so be very careful.**
- This Segment once had a ranch house many years ago (nothing remains).

The 164-acre Segment is at the end of Martinez Canyon Road (different from Martinez Grande Canyon Road) in Val Verde.

- Access is from the terminus of Martinez Canyon Road through an easement over the Vessica Orchid 2.37-acre property located at 31510 Martinez Canyon Road.
- The Property is adjacent to two L. A. County Water Works water tanks.

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

FOR SALE: Both real property Segments and the Lessor rights (including about \$10,000 royalty/lease income) are part of this offering.

APN's/SIZE: **The ~138-acre Segment** is composed of Four Assessor Parcels running north and south from Martinez Grande Canyon Road. APN's 3272-019-006, 009, 012 & 013.

The ~164-acre Segment is composed of APN's 3272-018-010 & 012 and APN 3272-029-022 & 024.

TOPO: There are some flat areas in both Segments however like most of Santa Clarita Valley the topography varies greatly from flat to rolling to steep.

GENERAL PLAN/

ZONING: Los Angeles County General Plan/Land Use: RL 20 (Rural Land – 1 unit/20 acres). Zoning: A-2-2. **BUYER TO VERIFY IF ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Power is along Martinez Grande Canyon Road and Martinez Canyon Road.

OIL

OPERATIONS: Thompson Oil Company has an oil and gas lease on the Property. [The lease](#) runs until they cease producing oil. They have a fence with a gate across the private section of Martinez Grande Canyon Road. Call Larry Lynch's cell phone for the gate code.

POTENTIAL: The present owner has used the property for their family getaway/camping location. They would haul trailers and toy-haulers for daytime and overnight outings. Hunting (with permits for D-14 zone) is rich with deer, quail and dove. The ~138-acre Segment is adjacent to KLC's SCV 189-acre listing and if combined would expand the hunting opportunities to over 325 acres. Hold for investment, hold for future development, day use recreation, private hunting, mitigation, grazing, and more.

MISC: Newhall Ranch continues to develop west toward the Property. Benefit from the area's value-growth as the nearby industrial parks and the Newhall Ranch builds out. Only an hour from Los Angeles, this is a unique opportunity.

PRICE: **Asking \$5,500 per acre. Seller is open to offers!**

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