



KOREK LAND COMPANY, INC.

PRICED TO SELL!

9.4± ACRES
LEONA VALLEY AREA
COUNTY OF LOS ANGELES

LOCATION: Munz Ranch Road, approximately 1/2 mile north of Elizabeth Lake Road in the Leona Valley area of Los Angeles County, CA 93551.

APN/SIZE: 3224-033-008 = 9.4± acres

TOPO: Mixed – some flat areas and rolling to hilly areas.

ZONE: A-2-2.5 (Heavy Agricultural). **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 within the Elizabeth Lake & Lake Hughes Community Standards District and the San Andreas Significant Ecological Area.

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

UTILITIES: Buyer to determine, there are a few homes nearby.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Investment opportunity or build an incredible home on a rural estate sized lot. Room for toys, animals, workshop and more!

PRICE: Asking \$35,000.

CONTACT: Deanne Boublis (CalDRE 00970999) 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