



KOREK LAND COMPANY, INC.

**Ideal Private Estate with
Beautiful Views All Round**

~52 acres Raw Land
CASTAIC AREA, Los Angeles County CA

LOCATION: The site fronts Hasley Canyon Road, .70+/- miles west of Del Valle Road at the Sloan Canyon junction in the Castaic area of Los Angeles County, CA 91384. This is a nice quiet equestrian-oriented area with convenient access to I-5 and Highway 126 east/west. Good commuting times to Santa Clarita, Los Angeles and Ventura employment areas. Recreation is nearby; Castaic Lake, Lake Piru, and Magic Mountain, Ventura County beaches and Mt. Pinos skiing and snow sports.

APN/SIZE: 3247-032-031 = 52± acres.

TOPO: Rolling to hilly topography.

**GENERAL PLAN/
ZONE/CSD:** **General Plan:** RL2 - Rural Land 2 (1 du / 2 acres). **Zoning:** A-2-2. **Community Standards District:** Castaic Area CSD
CSD Area Specific Boundary: Hasley Canyon Area 2.

BUYER TO VERIFY ZONING FOR BUYERS INTENDED USE.

UTILITIES: In the area; **BUYER TO VERIFY UTILITY CAPACITY AND CONNECTIONS.**

POTENTIAL: Great Investment! Seller recently graded a driveway from Hasley Canyon Road to the top of the Property. Views are great: overlooking Williams Ranch to the east (night lights); views of Bald Mt. to the north; territorial and sunset views to the south and west.

IDEAS! Plan your own private-gated ranchette, equestrian facility, guest quarters, family compound. Plan and process a 5 lot parcel map (4 lots and a remainder). Use one or more of the lots; sell the remaining lots.

PRICE: Asking \$1,199,000.

CONTACT: Larry Lynch - CalDRE #01180573 at larry.lynch@korekland.com or (310) 919-7803.

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