KOREK LAND COMPANY, INC.

Ideal Private Gated Estate
Possible mitigation site

~139 Acres Raw Land
CASTAIC AREA, Los Angeles County, CA

LOCATION: Go northwest on Hasley Canyon Road left on Valley Glen Street (Hasley Canyon Estates) and right on Hidden Valley Court in the Castaic area of Los Angeles County, CA 91384. A lovely established neighborhood with homes upwards of $1.9 Million on large lots with stately Oak Trees. Easy access to I-5 and Highway 126 with good commuting times to the San Fernando Valley, Downtown Los Angeles and Ventura employment areas. Recreation is nearby: Castaic Lake, Lake Piru, Magic Mountain, Ventura County beaches and Mt. Pinos skiing and snow sports.

APN's/SIZE: 3247-037-017 = 68.95± acres 3247-029-017 = 36.7± acres 3247-033-004 = 33.8± acres
TOTAL = 139.45± acres

TOPO: Rolling to hilly topography. Seller's engineer has a grading/drainage & lot line adjustment concept to extend Hidden Valley Court for two ~12,000 to 15,000 SF pads. Alternate thought is to buy adjacent parcel fronting Hasley Canyon Road for access.

GENERAL PLAN: RL2 - Rural Land 2 (1 du / 2 acres) / APN 3247-029-017 is RL-20 (1 du / 20 acres). **Zoning:** A-2-2 (Heavy Agriculture). **CSD Area Boundary:** Hasley Canyon Area 2. **BUYER TO VERIFY GP AND ZONING FOR BUYERS INTENDED USE.**

UTILITIES: Available in Hidden Valley Court. Alternatively, build an on-site septic system; build solar field.
BUYER TO VERIFY UTILITY CAPACITY AND CONNECTIONS.

POTENTIAL: Great Investment! Very few parcels, if any, are available with utilities. Thoughts to consider: **1**. Build your dream private-gated estate for two large custom homes, including ADUs, pool, stables, private vineyard, fruit orchards; or a gentleman's ranch. **2**. Retain one site and sell the other(s). **3**. Explore setting aside 100± acres to generate income as a biological mitigation site for developers with LA County-mitigation requirements on their projects**. 4.** Combine with a lot on Hasley Canyon Road. **5** Hold for investment or future development

PRICE: Asking $2,675,000. Make an Offer!

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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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