



KOREK LAND COMPANY, INC.

**HOME SITE(S),
EQUESTRIAN ESTATE,
GENTLEMAN'S RANCH**

47± ACRES
ACTON (LA County) CA

LOCATION: The site is on the north/west side of Highway 14, just north/east of Old Sierra Highway and Sunrise View Street in the Acton area of the County of Los Angeles, 93510. The Property's NEC is where Section 28 meets Sections 21, 22, and 27. See maps.

APN/SIZE: 3057-016-003; ~47 acres with the northern Property line being ~1,370' long.

TOPO: A gentle grade rises more or less from the Property's SWC to NEC. Future Buffalo Ridge Road location is currently undetermined. Property mid-point is about elevation 3,300'.

ZONE: A-2-2 (Heavy Agricultural). Antelope Valley Town and Country Plan Land Use Designation: RL 2 (Rural Land – 2) (maximum density of 1 residential unit for each 2 gross acres of land). Subject is also governed by the Acton Community Standards District. Homes nearby are on lots from ~2.5 to 12 acres, some even larger. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: To be determined by Buyer. Adjacent to the north and nearby to the west are existing homes. An Antelope Valley East Kern Water Agency (AVEK) 30" water main/easement runs from north to south across the Property, extending west along the southern Property boundary. See attached diagram. A septic system would provide the sewer solution. **BUYER TO VERIFY AVAILABILITY OF ALL UTILITIES FOR BUYER'S INTENDED USE.**

MISC: The site is very private and has very nice territorial views, situated in a rural residential area with ranch-style homes on large-lots and equestrian-facilities. Downtown Acton has a rural western theme as evidenced in its small commercial centers and office buildings. Major commercial and retail are located in either Santa Clarita or Palmdale, just minutes from the site, east or west, on Highway 14.

PRICE: Asking \$275,000. **Make an Offer! 4% Commission to Selling Broker!**

CONTACT: Larry D. Lynch (CalDRE #01180573) at larry.lynch@korekland.com or (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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com