



KOREK LAND COMPANY, INC.

**Develop 3 or 4
view lots!**

40± ACRES
AGUA DULCE, CA
(LOS ANGELES COUNTY)

- LOCATION:** Agua Dulce (91390) is ~1 hour from Downtown LA, just northeast of the Santa Clarita Valley. Take State Highway 14 to Escondido Canyon Road off ramp; take Valley Sage Road (north side of Hwy 14) east to Barnby Road (gravel); turn north to the end (about 1,000' to the Property). Or you can fly into Agua Dulce Airpark (general aviation) and then just a short drive! California Juniper and Spanish Bayonet (Yucca Whippili) are common native plants in this area.
- APN / SIZE:** APN 3213-018-034 = ~40 acres in one ~square lot at about an elevation of 3,400'.
- TOPO:** This site is well suited for a rural-estate homes, perched on the hill with more than 180-degree territorial views. There is a natural "pad" area at the top. Star gazing is great too.
- GP/ZONE:** The RL10 General Plan Land Use allows 1 DU/10 gross acres; the compatible zoning is A-2-2 (Heavy Agricultural) includes animal keeping, fruit trees and vineyards. The site is within the Agua Dulce Community Standards District.
BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** Water is likely a new well. Sewer - septic system. Electricity is in the area, however both solar and wind power could provide off the grid electricity. Gas - propane. A cell tower is west of the site.
BUYER TO VERIFY AVAILABILITY OF ALL UTILITIES FOR BUYER'S INTENDED USE.
- MISC:** This is a wonderfully peaceful property with commanding views of the Angeles National Forest and the Sierra Pelona Mountains. Highway 14 provides a motion picture type view day or night. Agua Dulce is a rural-residential community with ranch style homes on large lots and rural land uses. It is in close proximity to the Los Angeles basin and Van Nuys or Palmdale airports. Nearby is a metro link station, the Vasquez Rocks and an off-road vehicle park.
- PRICE:** Price reduced to \$224,900. **MAKE AN OFFER!**
- CONTACT:** Larry D. Lynch (CalDRE #01180573) at larry.lynch@korekland.com or (310) 919-7803 or Deanne Boublis (CalDRE #00970999) at deanne.boublis@korekland.com or (818) 787-3077 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.

23236 LYONS AVENUE, SUITE 214 ❖ SANTA CLARITA, CA 91321 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992