



KOREK LAND COMPANY, INC.

**ESTATE LOT(S) / GENTLEMAN'S RANCH /
RETREAT / RECREATION**

456± ACRES
SANTA CLARITA VALLEY
(LOS ANGELES COUNTY)

LOCATION: The property is located on both sides of Vasquez Canyon Road between Sierra Highway and Bouquet Canyon Road. More specifically, the property is located east of Lost Creek Road, in the Santa Clarita Valley area of Los Angeles County (91390). Far Hills Road runs through the northern parcels. Known as Combs Ranch East (375± acres) and Combs Ranch West (81± acres), the property is bisected by land owned and maintained by the LADWP with additional easements by SCE for electrical lines. These utilities have created a natural separation in the parcels.

APN's/SIZE:

COMBS RANCH WEST						
APN's	2813-013-032	2813-013-033	2813-014-003	2813-015-014	2813-015-015	TOTAL ACREAGE
ACREAGE	16.64	0.98	1	42.15	20.56	81.33

COMBS RANCH EAST				
APN's	2813-015-008	2813-015-010	2813-016-011	TOTAL ACREAGE
ACREAGE	129.01	143.63	102.72	375.36

TOPO: Flat to rolling and hilly to steep.

ZONE: A-1-2 (Light Agricultural). Land Use Designation: RL 5 and RL 10 (Rural Land-5 & Rural Land-10) (maximum density of 1 residential unit for each 5 or 10 gross acres of land).

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

UTILITIES: Electricity is in the area. Buyer may consider drilling a well. Sewer is septic. **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

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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CalDRE 00861992

POTENTIAL: Rural estate lot subdivision, gentleman's ranch, equestrian uses, recreational getaway, retreat, investment opportunity, parkland, open space or potential mitigation land. [Click here](#) to see Conceptual Site Plans.

PRICE: Asking \$8,500/acre. All or part available – Seller is open to offers!

CONTACT: Deanne Boublis – CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420. This is a shared listing with Randy Coe of Land Advisors – CalDRE 00998869 rcoe@landadvisors.com or (949) 656-8014.