



KOREK LAND COMPANY, INC.

**PRICED TO
SELL!**

**INCREDIBLE OPPORTUNITY WITH
SPECTACULAR ANTELOPE VALLEY VIEWS!**

415± ACRES
JUNIPER HILLS AREA
COUNTY OF LOS ANGELES, CA

LOCATION: Subject is located off of Brainard Canyon Road and Avenue X15, southwest of Fort Tejon Road and 106th Street E in the Juniper Hills area of Los Angeles County, CA 93550. Juniper Hills is a serene and picturesque, rural community situated south of Littlerock and Pearblossom in the foothills of the San Gabriel Mountains.

APN's/SIZE: Ten separate APN's. See [Exhibit "A"](#) for list of APN's and sizes. **TOTAL ACREAGE = 414.74± ACRES**

TOPO: Mostly rolling with some semi-flat and hilly areas.

ZONE: A-1-5 (Light Agricultural). Land Use Designation: RL 5 (Rural Land-5) (maximum density of 1 residential unit for each 5 gross acres of land). The subject is also located within the Juniper Hills Community Standards District.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Possible uses include rural residential lot(s); equestrian uses; recreational uses; conservation/open space, mitigation; investment for future development. This is a trust sale, Buyer to verify all data including access and suitability of the property for Buyer's intended use.

PRICE: Asking \$595,000 – under \$1,500/acre!

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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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