



KOREK LAND COMPANY, INC.



**MUST SELL
MAKE AN OFFER!**

616± ACRES
SANTA CLARITA VALLEY, CA
(LOS ANGELES COUNTY)

LOCATION: The Property is minutes from the City of Santa Clarita; west of the Valencia Commerce and Gateway Industrial employment centers; nearly adjacent to the Newhall Ranch project-expansion. Ventura County beaches are a short drive west on Highway 126. The subject is located just north of Highway 126 at 28190 Martinez Grande Canyon, which bisects this income-producing Property. **Just west of the Property we have a new listing; it has the Mount Parkway Fire Road which leads to the top plateau on the Property and potentially provides a secondary access route.**

APN/SIZE: ~616 acres, 5 Assessor Parcel Numbers, in three adjacent Sections within T4N-R17W as follows (the "Property"):

Section 8 - APN 3272-017-008 = ~160 acres; APN 3272-029-015 = ~0.02 acres;
Section 9 - APN 3270-019-001 = ~80.6 acres;
Section 17 - APN 3272-021-018 = ~317 acres; APN 3272-021-019 = ~59.09 acres

FOR SALE: Fee Simple title only; no lease or mineral rights included.

OIL & GAS: Sellers are also Lessor in the 1940 Oil & Gas Lease wherein LBTH Inc. is the current Lessee. There are ~25 oil wells located on ~200 acres of the Property; one well-cluster is generally located at the south-end of the Property and another cluster is at the north-end. **Between the two-well clusters are ~400 acres that could be developed prior to removal of the other wells (the "Development Area").** The Lessee agreed to not prevent development of the land unencumbered by the oil wells. LBTH Inc. and Chevron are responsible for any well clean-up. No oil and gas assets are a part of this sale.

TOPO: The topography varies from generally flat, to rolling, to steep. It appears there is space for a golf-course along San Martinez Grande Road. The general layout has solid development potential with commanding views in virtually every direction. A plateau in the middle of the Property, serviced by a loop road, can be developed to provide tremendous view opportunities.

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

GENERAL PLAN/

ZONING: The County General Plan land-use is RL 20 (Rural Land – 1 unit/20 acres) and the zoning is A-2-2. **BUYER TO VERIFY IF ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Electric at site; recently upgraded by Edison. Sewer could be addressed in various ways. Annexing into Waterworks District 36 is possible provided a new water source is secured. Buyer needs to determine utility locations and capacities in relation to Buyer's intended use.

MARKET: The Santa Clarita Valley has a strong home sales market with a number of large projects completely selling out. Many resale homes are selling for more than \$1,000,000. SFD homes in the \$1,000,000 to \$1,200,000 range are common and Williams Ranch has 15 models ranging up to \$1,500,000.

POTENTIAL: We see this area's value growing with increasing employment opportunities as the industrial parks and Newhall Ranch builds out (see maps). There are many possibilities concerning this Property. Clearly this could be a hold anticipating value growth. Work on Land-Use-Planning / entitlement processing for the Development Area (~400 acres) plus the ~200 acres as a longer-term strategy. In both cases, you would be taking advantage of the rising values and growing employment opportunities in the area. Additional uses – cemetery, school, solar, mitigation and more.

PRICE: **Reduced asking price - \$1,999,999!** Seller needs to settle an estate; make an offer.

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