



KOREK LAND COMPANY, INC.

Price reduction!
Hunt deer, bear, birds, etc.

189± ACRES
SANTA CLARITA VALLEY, CA
(LOS ANGELES and VENTURA COUNTIES)

- LOCATION:** Minutes west of the Valencia Commerce and Gateway Industrial employment centers, this Property is ~1/2 mile north of Highway 126 in Los Angeles and Ventura Counties. The City of Ventura and beaches are just a quick drive west on Highway 126. Access is best from Martinez Grande Canyon Road to Pena Ranch Road (unpaved), about 1.24 miles. ([Click Here](#) for directions.) The soil's clay content makes the road very slippery when wet! Last year's rains caused some wash outs so be very careful. Use extreme caution! Part way up from Martinez Grande Canyon Road is a cattle fence. Call Larry's cell number for the lock combination and be sure to close the gate.
- APN's/SIZE:** 94.64± acres in Ventura County - APN 055-0-140-090; and 94.31± acres in Los Angeles County – APN's 3272-019-014, 017 & 018.
- TOPO:** There are several acres of very usable, gentle terrain at the eastern end of the Property. The topo varies from rolling to steep terrain to the west and north.
- GENERAL PLAN/
ZONING:** Los Angeles County General Plan/Land Use: RL 20 (Rural Land – 1 unit/20 acres). Zoning: A-2-2.
Ventura County General Plan: Open Space (80 Ac. Min.). Zoning: Open Space 160 HCWC (Habitat Connectivity and Wildlife Corridor).
BUYER TO VERIFY IF ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** No utilities presently. Solar electricity could be developed; propane could be used as a gas source. There is a spring on the eastern parcel. The Pena family impounded the water, raised cattle and built two homes (no longer standing) decades ago.
- POTENTIAL:** The present owner has used the property for their family get away/camping location. They would haul trailers and toy-haulers for daytime and overnight outings. Hunting (with permits for D-14 zone) is rich with deer, quail and dove. An occasional bear will wonder from Lake Piru as well as bobcat and an occasional mountain lion. Hold for investment, hold for future development, day use recreation, mitigation, grazing etc. Ask about the 616 acres only one parcel away from the Property.
- MISC:** Newhall Ranch continues to develop west of the Property. Benefit from the area's value-growth as the nearby industrial parks and the Newhall Ranch build out. Only an hour from Los Angeles, this is a unique opportunity.
- PRICE:** **Reduced to \$774,900; Seller is open to offers!**
- CONTACT:** Larry D. Lynch - CalDRE 01180573 at larry.lynch@korekland.com or (310) 919-7803 for additional information and oil/gas lease data.

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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