



KOREK LAND COMPANY, INC.

**EQUESTRIAN ESTATE,
NATURE PRESERVE, RETREAT,
GENTLEMAN'S RANCH**

**420± ACRES
ACTON, CA
(LOS ANGELES COUNTY)**

LOCATION: North side of Soledad Canyon Road, west of Crown Valley Road in the unincorporated area of Acton, CA 93510. Subject is approximately 3 miles southwest of downtown Acton. See maps for details.

APN/SIZE: 3209-013-006 = 219.54± acres 3209-013-007 = 200± acres

TOPO: The southerly portion of parcel 6 is fairly level, the remaining is hilly to steep with incredible views and beautiful rock formations!

ZONE: A-2-2 (Heavy Agricultural). Antelope Valley Area Plan Land Use Designation: RL 20 (Rural Land – 20) (maximum density of 1 residential unit for each 20 gross acres of land). Subject is also located in the Santa Clara River SEA and is governed by the Acton Community Standards District. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: To be determined by Buyer. **BUYER TO VERIFY AVAILABILITY OF ALL UTILITIES FOR BUYER'S INTENDED USE.**

MISC: This is a rural residential community with ranch style homes on large lots and equestrian facilities. Downtown Acton has a rural western theme as seen in its small commercial centers and office buildings. Major commercial and retail is located in Palmdale approximately 10 miles to the northeast or the Santa Clarita Valley, approximately 18 miles to the southwest. Potential large lot subdivision, parcel map split, gentleman's ranch, retreat, agricultural production, nursery, investment, nature preserve, mitigation, conservation, etc....

OTHER: Neighbors mentioned springs and a waterfall on the property.

PRICE: Asking \$924,000 only \$2,200/acre!

CONTACT: Deanne Boublis CalBRE 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.

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