



KOREK LAND COMPANY, INC.

**REDUCED
PRICING!**

1,543± ACRES
AGUA DULCE, CA
(LANNAN RANCH)

**GENTLEMAN'S RANCH / MOVIE
RANCH / DUDE RANCH /
RETREAT / CAMPGROUNDS**

THE RANCH: Lannan Ranch consists of 1,543± acres of ranch land located in Agua Dulce, California between the Santa Clarita and Antelope Valleys. The ranch is currently used for housing, cattle grazing, equestrian purposes and archaeological observation. The ranch has also been used for several movies, TV shows and commercials.

LOCATION: 35900 Anthony Road, Agua Dulce area of Los Angeles County (91390), less than one mile north of Sierra Highway. The ranch is about five miles outside the City of Santa Clarita. Palmdale's City limits is contiguous to the ranch at the north and east boundaries, and the Angeles National Forest abuts it to the west. From Highway 14 exit either Agua Dulce Canyon Road or Escondido Canyon Road; go north to Sierra Hwy.

APN's/SIZE: 3213-001-044 = 426± acres 3213-001-045 = 171± acres 3216-001-005 = 946± acres
TOTAL = 1,543± ACRES

DESCRIPTION: The ranch is fenced (except the northwest extension) with terrain from flat to hilly to mountainous. Elevations range from 3,000 feet at the ranch entrance to 4,500 feet at the northeasterly portion of the property. There are several natural springs and water reservoir. The ranch itself has the original, historic ranch house, five other homes (including a manufactured home), outbuildings and pipe corrals. Archaeological resources surveyed by Pierce College in 2005 include cupules, seasonal camp sites and habitation areas.

WILDLIFE: Coyotes, bobcats, deer, roadrunners, quail, red-tail hawk and many other species of birds, reptiles and amphibians inhabit the ranch.

UTILITIES: Water – springs and wells. There is a State-approved water system utilizing several springs that feed into a one acre reservoir. The reservoir then feeds the irrigation system. Sewer – septic. Gas – propane. Phone and power are to the property.

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

ZONE: A-2-2 (Heavy Agricultural) **GENERAL PLAN:** RL 10 and RL 20 (Rural Lands – 10 & 20 acre minimum lot size).

CSD: Agua Dulce Community Standards District

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

EASEMENT: The Archaeological Conservancy (the Seller) shall create a Reservation of Conservation and Archaeological Preservation Easement reserving a perpetual open space easement on the property, except for a 45± acre "development area" where development shall be permitted. The archaeological easement shall grant the Archaeological Conservancy perpetual control of archaeological research and ownership of archaeological resources on an area of the property of approximately 85 acres. The exact terms and constraints of the easement shall be subject to a joint agreement between Buyer and Seller.

POTENTIAL: Incredible getaway for the urban cowboy or a timeless motion picture, movie ranch. Other possibilities include a gentleman's ranch, religious retreat, campgrounds (glamping), Dude's Ranch, archaeological education, nature preserve, conservation and more! The subject property is located within 60 miles of downtown Los Angeles, Hollywood or Beverly Hills. Freeway driving is about one hour from LAX or fly into the Agua Dulce Airpark.

PRICE: **REDUCED TO \$4,500,000!** ~~Asking \$5,500,000.~~

CONTACT: Deanne Boublis - CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420 for additional information.