

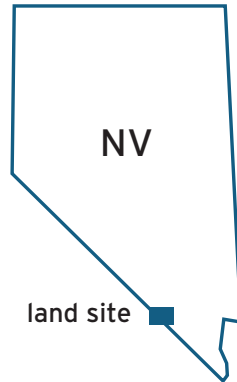
# Hidden Hills Ranch

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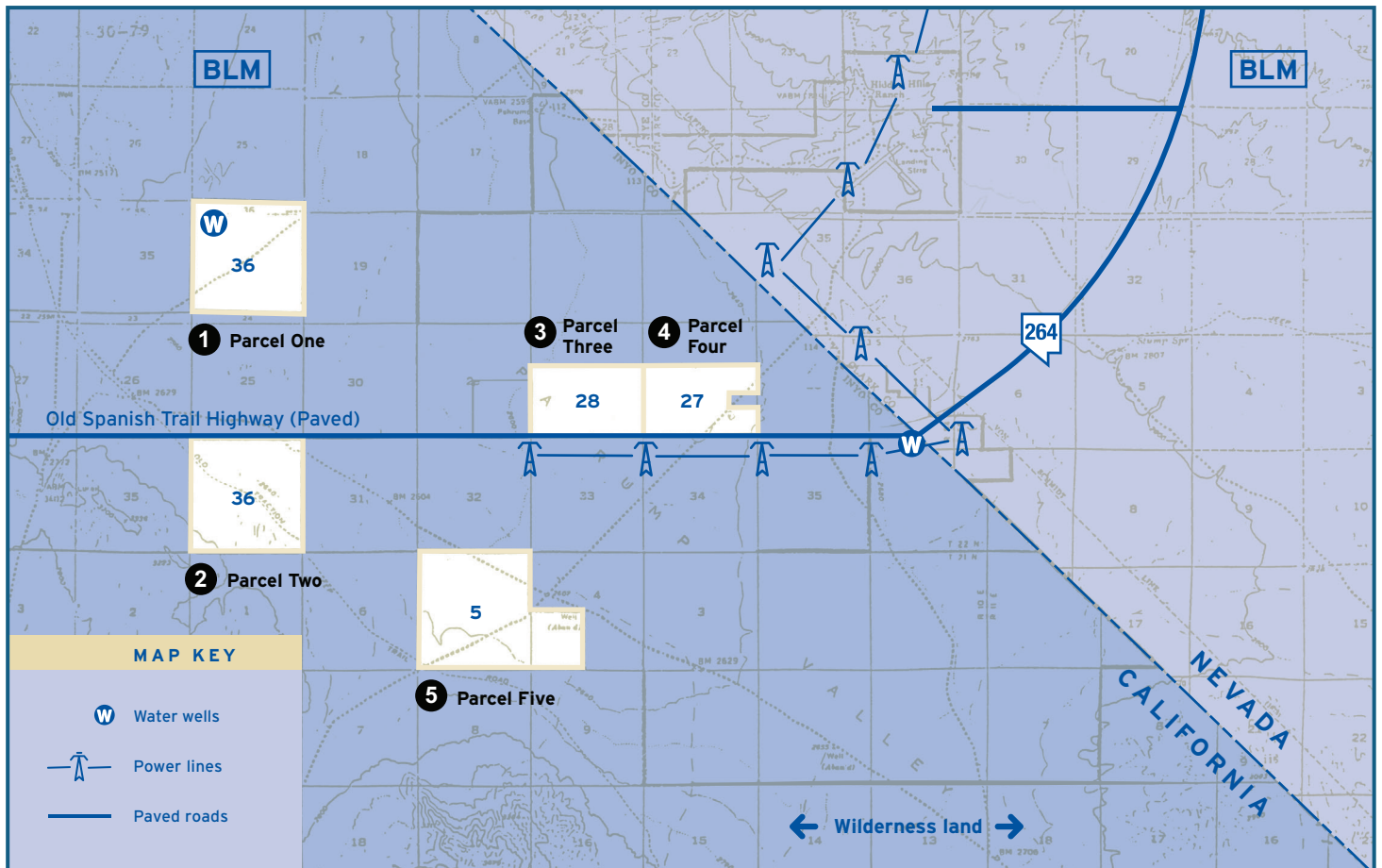
## Detailed location and resource maps

### CONTACT

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### Site map



## KEY TO PARCELS

# Large Parcels Available from Wiley Trust

PARCELS	ASKING PRICE	COST PER ACRE	DETAILS
<b>1</b> 640 acres	\$3,200,000.	(\$5,000 per Acre)	Flat, Surrounded by BLM land. Possible Commercial Cannabis APN 048-090-01
<b>2</b> 636 acres	\$3,500,000.	(\$5,500 per Acre)	"Killer views," 2000 linear feet of frontage on paved highway. Possible Commercial Cannabis, Hotel/ Resort, about 500 usable acres. APN 048-100-02
<b>3</b> 400 acres	\$4,400,000.	(\$11,000 per Acre)	400 Acres. One Mile of Frontage on Old Spanish Trail Highway, Power line along southern edge next to paved road. Two old 12-inch wells. Includes 135 Acre Highway. Possible commercial use. Possible Cannabis Cultivation Extensive biological and environmental information available from prior CEC application for solar farm. Section 28 See Exhibit A
<b>4</b> 380 acres	\$4,560,000.	(\$12,000 per Acre)	380 Acres. One Mile of Frontage on Old Spanish Trail Highway, Power line along southern edge next to paved road. Two old 12 inch wells. Includes 158 Acre Highway Frontage. Possible commercial use. Possible Cannabis Cultivation. Extensive biological and environmental information available from prior CEC application for solar farm. Section 27 See Exhibit B
<b>5</b> 800 acres	\$4,000,000.	(\$5,000 per Acre)	Flat land. Underground water rights. Suitable for Cannabis Cultivation. APN 048-170-09 and 048-470-03

**WATER:** All parcels have Riparian Water Rights. An extensive hydrology study is available, showing plentiful underground water available.

**CANNABIS:** Inyo County welcomes cannabis businesses. Currently (Sept. 2022), there are seven unlimited Cannabis Cultivation licenses available for these parcels.

**Exhibit A**

Section 28

Site #	Lot #	APNs	Owner	Acreage +/- Per County Tax Roll	Legal Description
1	109	048-700-13	Mary Wiley Trust	20.00	Lots 109-120 Inclusive of Parcel Map No. 86, in the County of Inyo, State of California, as per Map Recorded in Book 1 Page 63 of Parcel Maps, in the Office of the County Recorder of said County.
2	110	048-700-14	Mary Wiley Trust	19.99	
3	111	048-700-15	Mary Wiley Trust	20.00	
4	112	048-700-16	Mary Wiley Trust	19.99	
5	113	048-710-01	Mary Wiley Trust	19.98	
6	114	048-710-02	Mary Wiley Trust	19.99	
7	115	048-710-03	Mary Wiley Trust	19.98	
8	116	048-710-04	Mary Wiley Trust	19.99	
9	117	048-710-05	Mary Jane Christensen	20.00	
10	118	048-710-06	Mary Jane Christensen	19.99	
11	119	048-710-07	Mary Jane Christensen	20.00	
12	120	048-710-08	Steven R. Scow	19.99	
13		048-710-16	Mary Wiley Trust	136.29	South Half (S ½) of the South Half (S ½) of Section 28, except for the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and the south 30 feet, Township 22 North, Range 10 East, SBB&M in Inyo County, CA
14		048-710-09	Mary Wiley Trust	19.10	South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 28, except the south 30 feet, Township 22 North, Range 10 East, SBB&M in Inyo County, CA

**Exhibit B**

Section 27

Site #	Lot #	APNs	Owner	Acreage +/- Per County Tax Roll	Legal Description
15	133	048-680-13	James J. Rieker	About 20.00	Lots 133-143 Inclusive, of Parcel Map No. 86, in the County of Inyo, State of California, as per Map Recorded in Book 1 Page 63 of Parcel Maps, in the Office of the County Recorder of said County. Township 22 North, Range 10 East, S.B.B.&M. in Inyo County, CA
16	134	048-680-14	Mary Wiley Trust	20.03	
17	135	048-680-15	Mary Wiley Trust	20.00	
18	136	048-680-16	Mary Wiley Trust	20.03	
19	137	048-690-01	Mary Wiley Trust	20.02	
20	138	048-690-02	Mary Wiley Trust	20.00	
21	139	048-690-03	Mary Wiley Trust	20.01	
22	140	048-690-04	James J. Rieker	About 20.00	
23	141	048-690-05	Mary Jane Christensen	20.01	
24	142	048-690-06	Clark Corner, LLC	20.00	
25	143	048-690-07	Clark Corner, LLC	20.02	
26		048-690-09	Mary Wiley Trust	153.36	Section 27, Township 22 North, Range 10 East, S.B.B.M., in the County of Inyo, state of California, according to the Official Plat thereof filed in the District Land Office. Except the South Half of the Northeast Quarter of the Southeast Quarter thereof. Also except therefrom any portion of said land lying within Parcel Map No. 86 of Parcel Maps, in the Office of the County Recorder Of Said County, Recorded In Book 1 Page 63 Of Parcel Maps. Also except the South 30 Feet as conveyed to the County of Inyo, by Deed Recorded February 10, 1966 in Book 172 Page 243 of Official Records.