

LAND FOR SALE  
**135.22 ACRES BIG SPRINGS ROAD**  
Agua Dulce, CA 91350



**ECONOMIC DATA**

**SALE PRICE:** \$1,200,000

**PROPERTY INFORMATION**

**COUNTY:** Los Angeles  
**MARKET:** Antelope Valley

**PROPERTY OVERVIEW**

Discover a rare opportunity to own ±135.22 acres of pristine land nestled in beautiful Acton, CA, offering a captivating blend of hilly terrain and breathtaking panoramic views of the Antelope Valley. Conveniently accessible via Big Springs Road and Escondido Canyon Road, within easy reach from the Antelope Valley Freeway, this property is perfectly positioned for those seeking a serene and rural lifestyle without sacrificing access to modern amenities.

Zoned A-2-2 (Heavy Agriculture - Allowing for Two Acre Minimum Lot Size), this expansive parcel provides flexibility for a variety of potential uses, including rural residential living. The zoning allows for 1 dwelling unit per 10 acres, creating a unique opportunity to create semi-secluded, custom ranch homes with ample privacy and spacious natural surroundings. Seller has a recent tentative tract map in place allowing for potential subdivision into six 20 acre lots, creating a compelling investment opportunity for development or private estates.

Whether you envision crafting your own private retreat surrounded by nature or exploring the potential for development, this property's appeal of unspoiled natural beauty and endless possibilities is becoming increasingly rare. Don't miss out on experiencing firsthand the tranquility and potential that this land offers. Make this unique piece of Acton yours and express your unique vision of rural California living.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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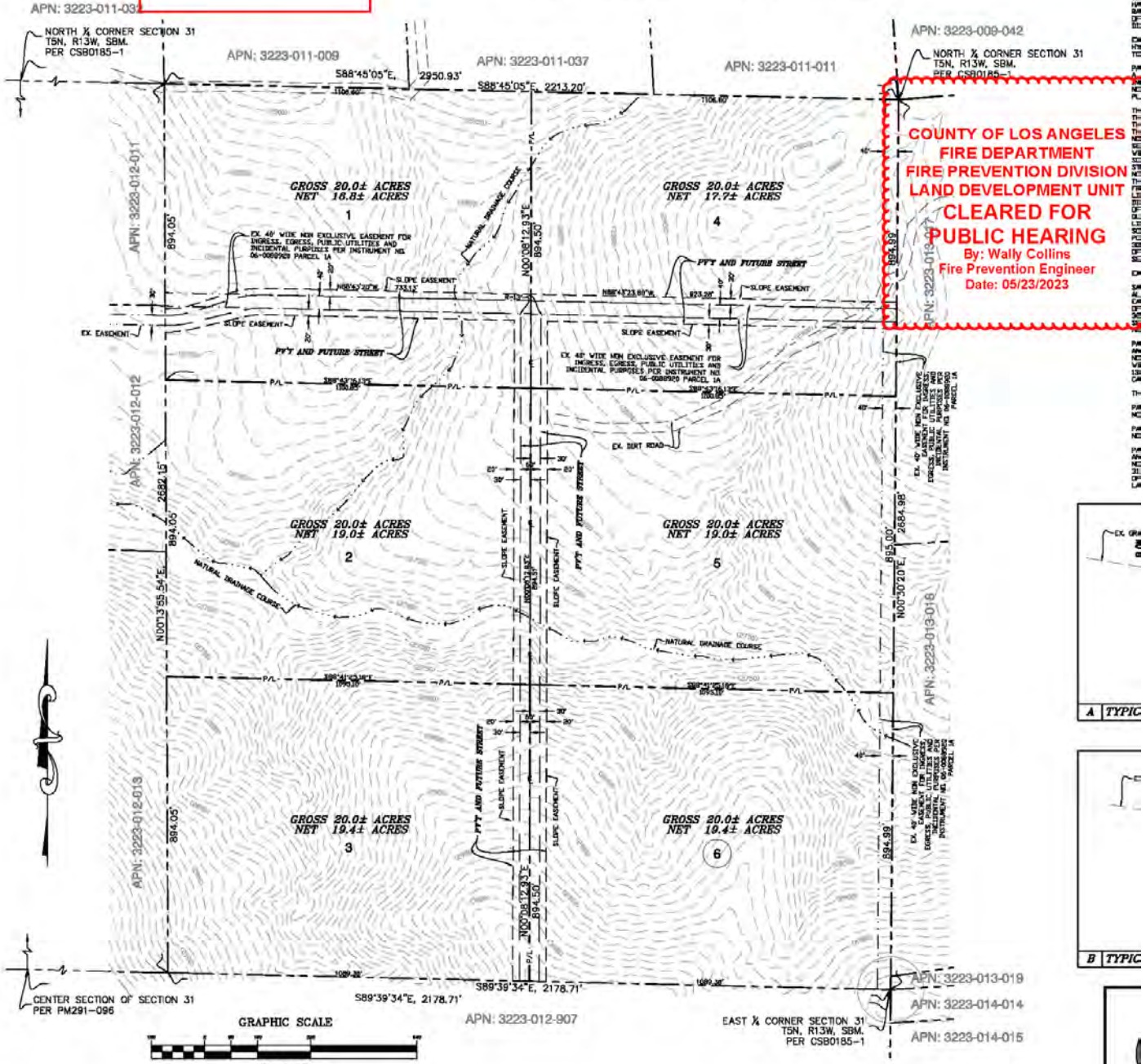
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MAJOR LAND DIVISION  
**TENTATIVE TRACT No. 84037**  
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED 5/9/23  
 DEPT OF REGIONAL PLANNING  
 TENTATIVE TRACT MAP TR84037



**COUNTY OF LOS ANGELES  
 FIRE DEPARTMENT  
 FIRE PREVENTION DIVISION  
 LAND DEVELOPMENT UNIT  
 CLEARED FOR  
 PUBLIC HEARING**  
 By: Wally Collins  
 Fire Prevention Engineer  
 Date: 05/23/2023

Tentative Tract Map

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