

# Golden Valley Real Estate

a division of Golden Valley Real Estate, Inc. - DRE License #01494534

28101 West Avenue C-6 (Hwy. 138 & 280<sup>th</sup> Street West), Lancaster, CA 93536

Phone: (661) 724-0000 Fax: (661) 724-0212

email: [gvre@gvre.com](mailto:gvre@gvre.com)

visit our website at: [www.gvre.com](http://www.gvre.com)

## Available Acreage

- |          |  |             |
|----------|--|-------------|
| 766      | .16+ acre at Steans and Eighty-Ninth Street in California City. This house lot is located near downtown California City and it's just a minute or two away from shopping, dining and entertainment! Offered at a great low price!                          | \$3,500.00  |
| 748      | .19 acre at Remos Court and Emilio Drive just outside of rapidly growing California City. This "ready to build" homesite has water, power, phone and it's on a paved road. It has a brand, new custom home across the street!                              | \$3,500.00  |
| 765      | .22+ acre on Wilton Place and Ardith Avenue in California City. This is a "ready to build" homesite outside growing California City with power, water, phone and paved road. There are brand new, large homes in the area!                                 | \$3,500.00  |
| 615      | .49 acres on St. Anne at Masters Place in the private Crystallaire Country Club. This beautiful lot has all utilities and it's located across the street from the greens. Country club has tennis courts, swimming pool and club house!                    | \$45,000.00 |
| 790      | .67 acres on 173 <sup>rd</sup> Street East and Mossdale Avenue in the Lake Los Angeles area. This is a BARGIN BLOWOUT on this property on a paved road with water and power available. It's in a neighborhood of nice homes. Offered at:                   | \$8,000.00  |
| 797      | 1.25 acres zoned Industrial at 17 <sup>th</sup> Street West and Pat Avenue in Mojave approximately ¼ of a mile off Highway 58 and 1 ½ miles from Mojave Air and Space Port where the aircraft of the future are being designed and built!                  | \$3,500.00  |
| 792      | 2.5 acres at 243 <sup>rd</sup> Street East and Avenue D-10 in the High Vista area. This is a nice, remote parcel for those who want to get away and enjoy peace and solitude as well as a good investment! Offered at a great price for this area!         | \$3,500.00  |
| 721      | 2.5 acres on Dunes Avenue 1.5 miles east of California City Blvd. in California City. If you are looking for a week end retreat to ride your ATV's or motorcycles or a long term investment you need to check out this low priced lot!                     | \$3,500.00  |
| 806      | 1.25 acres on 127 <sup>th</sup> Street East and Avenue N-14 in the Palmdale area. Great location on this estate parcel just 990 feet off of paved Avenue O. This parcel is right in the path of growth and it's priced right at this low price!            | \$4,500.00  |
| 544      | 2.5 acres on 213 <sup>th</sup> Street East and Avenue D-4 in Hi Vista, L.A. Co. This is a great deal on a beautiful parcel at 3,000 foot elevation and it's just 1 ½ mile off paved 200 <sup>th</sup> Street East. Don't miss out on a real steal at just: | \$4,900.00  |
| 490      | 2.5 acres at 213 <sup>th</sup> Street East and Avenue I-12 in the Hi Vista area. Level property located just over a ¼ mile off paved Avenue J. This is a good area with scattered ranches nearby, but the best part is the seller's low asking price!      | \$4,900.00  |
| InEscrow | 1.25 acres at 64 <sup>th</sup> Street East and Avenue E-2 in East Lancaster. This level parcel is located just 330 feet off of paved Avenue E where power and phone are located. It's in a nice area with scattered ranches. This is a great price!        | \$4,950.00  |
| 727      | 2.83 acres (.89 net acres) on Cadual Avenue, 550 feet south of Highway 138 in the Llano/Pinon Hills area just 6 miles west of booming Phelan and near the Wrightwood recreational area. OWC and adjacent lot is also for sale!                             | \$5,500.00  |
| 791      | 2.04 acres on 151 <sup>st</sup> Street West and Avenue B-12 in the Fairmont area. This nice, level parcel is located just ¼ mile off of a paved county road. It's a lot of land for a great price. This property deserves your attention now!              | \$5,750.00  |
| *830     | 2.36 acres at 144 <sup>th</sup> Street East and Avenue G-2 in the Hi Vista area. There is power, water and paved road just 330 feet to the north on Avenue G. There are existing homes nearby and this parcel is offered at a great price!                 | \$6,500.00  |
| 755      | 2 – 1 acre parcels at 198 <sup>th</sup> Street East and Avenue I-12 in the Hi Vista area. This nice parcel is located just 300 feet from power, phone and a paved county road. It is a nice parcel for your home or investment. It's a great deal!         | \$6,900.00  |
| *829     | 2.05 acres at 182 <sup>nd</sup> Street West and Avenue A-14 in the Fairmont area. This nice, large parcel is located about ¼ mile off of a county road and there are homes and ranches nearby. It attractively priced for a quick sale!                    | \$7,000.00  |
| *823     | 1.22 acres on 100 <sup>th</sup> Street West and Avenue E-8 in Antelope Acres. This nice, level parcel is located less than a mile from downtown Antelope Acres. It has great mountain and valley views and it is priced for a quick sale!                  | \$8,750.00  |
| InEscrow | 1.25 acres at 52 <sup>nd</sup> Street East and Avenue E-4 in Lancaster. This parcel is just .25 mile off a paved county road. There are tract homes at 37 <sup>th</sup> Street East and Avenue I. The expansion is moving east. It's super discounted at:  | \$8,900.00  |
| 772      | 2.04 acres at 263 <sup>rd</sup> Street West and Avenue C-3 in Holiday Valley area. This roomy parcel is just one lot from the California Aqueduct and ¼ mile off paved Three Points Road. It's one of the few lots in the far west valley!                 | \$12,000.00 |

April 26, 2012

### *Available Acreage Continued...*

682	2.5 acres on 85 <sup>th</sup> Street West, .25 mile south of Rosamond Blvd. in Rosamond. Great price on this parcel that is located just 5 minutes to Albertson's. Power is about 330 feet away and custom homes are nearby! Steal it at:	\$13,500.00
*835	2.27 acres on 86 <sup>th</sup> Street West and Avenue D-10 in Antelope Acres. This is a nice large parcel with water, phone and power is approximately 330 feet away. Offered at an excellent price for a parcel located near custom homes!	\$19,500.00
804	2.09 acres at 253 <sup>rd</sup> Street West and DiVinci Avenue in Holiday Valley Estates. This is one of the larger lots in the subdivision and it is in an established neighborhood with power, phone and water. It's ready for your new home!	\$25,000.00
697	1.61 acres on Avenue B-8 and Ideal Avenue in Holiday Valley Estates. This is one of the few lots that has a LAKE VIEW and greenbelt to protect it. It has paved road, power, phone and water is available! A great buy!	\$25,000.00
702	1.38 acres on 190 <sup>th</sup> Street West and Avenue C-8. This beautiful parcel is located on a paved road with power and phone. It's loaded with natural woodland consisting of Joshua and Juniper trees and it would be a nice ranchsite.	\$24,000.00
712	2.35 acres on Heather Hill in Holiday Valley Estates. This big lot has an installed water meter (a \$7,000 value), power and phone. It is fully fenced and it is just 1 lot off paved Elise. Borders aqueduct for fishing! A great buy!	\$28,000.00
738	1.61 acres on paved Three Points Road and Avenue B-13 in Holiday Valley Estates. Parcels with paved road frontage are getting harder to find and this one has power, phone and water is available. Seller is taking a loss.	\$35,000.00
*831	1.25 acres at 52 <sup>nd</sup> Street West and Avenue J-11 in the city of Lancaster. This R-7000 zoned parcel is in a good location near new home tracts. It is an opportunity to purchase a good investment/development parcel in town!	\$38,000.00
770	3.83 acres on 190 <sup>th</sup> Street West and Avenue A-2. 2 parcels with power on county maintained road. Seller will sell Lot 38, 1.42 acres, with fence and containers for \$14,500 and Lot 39, 1.41 acres for \$12,500. Or everything for:	\$25,000.00
785	4.61 acres at 141 <sup>st</sup> Street East and Avenue L-12 in the Lake Los Angeles – Alpine Butte area. It is just a mile off of a paved county road and it is not far from over 1,000 homes! It's in the path of growth and offered at a great price!	\$7,000.00
801	5 acre parcels at 116 <sup>th</sup> Street West and Favorito Road in Kern County. These beautiful parcels have 180 degree views and they would make a nice addition to your portfolio or a great escape. Choose from two, each offered at:	\$8,000.00
802		
*820	5 acres at 237 <sup>th</sup> Street West, north of Rosamond Blvd. in Kern County. Nestled in the foothills of the Tehachapi Mountains with unbelievable views. It is a perfect getaway with miles and miles of open country around it!	\$8,000.00
InEscrow	4.85 acres at 232 <sup>nd</sup> Street West and Avenue D-8 in the Neenach area. Beautiful, grassland parcel with scattered ranchos nearby. It's just over ½ mile off of a paved road. It is offered at an ideal price for a parcel of this size!	\$14,950.00
InEscrow	5 acres at 118 <sup>th</sup> Street West and Avenue G-8 in Antelope Acres. This nice parcel is located less than 1 mile off of a paved county road and just over a mile from the city of Lancaster boundary. It's priced right to sell quickly!	\$18,500.00
InEscrow	4.62 acres at 40 <sup>th</sup> Street East and Avenue F-12 in the Lancaster area. This level parcel is located just ¼ mile off paved Avenue G and not far from the Super Walmart and Downtown. This great property is priced right to sell!	\$18,500.00
798	4.85 acres at 232 <sup>nd</sup> Street West and Avenue D-4 in the Neenach area. This nice, level parcel is located in the Fruit Grower's Subdivision with power and phone approximately 660 feet to the north. Offered at a very good price!	\$19,500.00
*832	5 acres on 165 <sup>th</sup> Street West, 660 feet north of Holiday Avenue in Kern County. This level parcel is located near the huge, 4,780 acre, 650 mega watt AV Solar project! This area is hot with alternative energy developments!	\$19,500.00
597	5 acres on 145 <sup>th</sup> Street West and Avenue D-4 in the Fairmont area. This is a good location just over 1,000 feet off Highway 138. The seller is taking a huge loss and is very motivated to sell. You need to take a look at this one!	\$22,000.00
811	4.97 acres at 35 <sup>th</sup> Street West and Avenue B-12 in the Lancaster area, not far off the 14 Freeway and 660 feet off of a paved county road. The current zoning, LCD22, allows for light industrial or agricultural uses. Invest today!	\$28,000.00
635	4.88 acres at 222 <sup>nd</sup> Street West and Avenue E-7 in Neenach. WOW! This beautiful grassland parcel is in Manzana Colony. It has power, phone, in a great neighborhood near the foothills, overlooking the valley. It's a best buy!	\$29,900.00
639	5 acres in 2 parcels on 230 <sup>th</sup> Street West and Avenue C-12. This beautiful parcel has paved county road, power, phone and trees along the south boundary. It's in a nice neighborhood of ranches. This is great country living!	\$60,000.00
819	4.96 acres at 26 <sup>th</sup> Street West and Avenue O-4 in Palmdale. This parcel is in a neighborhood of custom, million dollar homes! It has power, phone and water and it is located just minutes from the shopping mall and restaurants!	\$129,000.00
613	7.9 acres on 138 <sup>th</sup> Street East and Avenue U-8 in the Pearblossom area. This is a great price for a nice, level investment parcel. Give us a call or check our website to get our information sheet and go take a look at it!	\$30,000.00
InEscrow	10 acres at 235 <sup>th</sup> Street West and Avenue A in Kern County. This is a good location just 1 ½ mile off of a paved road. This nice, level parcel has great spectacular views and it is offered at a good price of \$1,900 per acre!	\$19,000.00

April 26, 2012

*Available Acreage Continued...*

782	10 acres in 4 – 2.5 acres parcels on 146 <sup>th</sup> Street West and Avenue D-4 in the Fairmont area. These 4 separate 2.5 acre parcels are located just ¼ mile off Highway 138. They are being offered for less than \$5,000 per parcel!	\$19,950.00
773	10 acres at 215 <sup>th</sup> Street West and Avenue F-4 in Kings Canyon. This beautiful parcel is near the foothills with gently sloping grasslands. Unique parcel with power, survey, certificate of compliance and it's priced right!	\$49,500.00
*825	20 acres at 200 <sup>th</sup> Street West, approximately 1 mile north of Rosamond Blvd. Large, level parcel that's ¼ mile long in a remote area near the new wind farms. It could be a good investment or a secluded get away. Call for a map!	\$13,750.00
659	18.38 acres on 197 <sup>th</sup> Street East and Avenue T in the Lake Los Angeles area. This is a nice, big, flat parcel that is located just off the grid. This parcel is situated in the path of growth and it would make a nice investment!	\$45,000.00
809	20 acres at 210 <sup>th</sup> Street East and Avenue I-4 in the Hi Vista area. This large parcel is located just ¼ mile off of a county maintained road. It is a nice, level parcel that is located in an attractive neighborhood at a great price!	\$25,000.00
810	20 acres on Lancaster Blvd. and 220 <sup>th</sup> Street East in the Hi Vista area. This large parcel is located less than ½ mile from a paved county road and power. This grande parcel offers privacy and solitude with scattered ranches nearby!	\$25,000.00
596	20 acres on 205 <sup>th</sup> Street West and Avenue C. This nice, large parcel is just over 1 mile off paved Highway 138. There is lots of solar projects moving forward to development nearby. The future is bright for alternative energy!	\$80,000.00
690	22.44 acres at 77 <sup>th</sup> Street East and Mount Emma Road in Littlerock. This large parcel has paved road frontage. This nice parcel is right in the path of growth and the adjoining 102 acres is also available for sale. Asking:	\$85,000.00
InEscrow	24.67 acres on 223 <sup>rd</sup> Street East and Hwy 138 in the Pinon Hills area. This level parcel has over 700 feet of Hwy frontage, power and 20 shares of Little Baldy Water Co. It would make a prime ranch site that's close to town!	\$49,500.00
679	35 acres on Highway 138 at 250 <sup>th</sup> Street West with over .75 of a mile, 4,150 feet, of prime Highway frontage! This property has major potential for future Highway Commercial due to it's unique location on the Westside!	\$564,480.00
688	33.82 acres in 4 parcels on Highway 138 – Pearblossom Highway and 165 <sup>th</sup> Street East in Pearblossom. This is a major, paved intersection with ¼ mile of Highway frontage with a traffic count showing 18,000 vehicles a day!	\$200,000.00
778	40 acres at 230 <sup>th</sup> Street East and Avenue L-4 in the Hi Vista area. This huge, level parcel is offered at a great price of less than \$1,000 per acre! It's a lot of land for a little price...now is the time to buy for the future!	\$39,500.00
758	40 acres on 220 <sup>th</sup> Street West and Aqueduct Road in Kern County. This beautiful parcel HAS POWER and is adjacent to the Los Angeles aqueduct. It would be a good locations for a retreat from the asphalt jungle in L.A!	\$59,500.00
InEscrow	39.75 acres divided into three 13.25 acre parcels at Avenue B-8 and 210 <sup>th</sup> Street West. Prime location next to the NRG/First Solar 66 Mega Watt Solar project. This parcel has a very bright future and it's offered at a great price!	\$90,000.00
660	40 acres on 210 <sup>th</sup> Street West and Avenue C. This large, level parcel is adjacent to ESolar's site for their planned Alta Vista 92 Megawatt Solar Facility. Solar activity could make this parcel great for investment or development!	\$320,000.00
678	40 acres on 200 <sup>th</sup> Street West and Avenue C-4 in Fairmont – a hot area for solar. This parcel is near the ESolar Alta Vista 92 Mega Watt Solar facility. Years from now you will be surprised at the huge changes happening now!	\$320,000.00
589	51 acres – in 3 parcels on Pine Canyon Road in Three Points. This parcel has paved road, power, phone and a year round spring. It borders National Forest, has building sites, Oaks and Pine trees and an Indian grinding bolder!	\$210,000.00
749	70 acres at 112 <sup>th</sup> Street West and Avenue E in Antelope Acres. This is a huge, level parcel that is ¼ mile off a paved county road and ½ mile from Lancaster City limits. Price is what you pay, value is what you get! OWC!	\$695,000.00
InEscrow	80 acres on 170 <sup>th</sup> Street West and Holiday Avenue with paved roads and 4 parcels. It's between 2 of the largest, proposed solar fields in the A.V. Alternative energy is the mandate and this parcel is right in the middle of it!	\$1,200,000.00
689	102 acres on 82 <sup>nd</sup> Street East between Fort Tejon Road and Mount Emma Road in Littlerock. Paved road frontage with power and phone. This large parcel has a bright future with possible solar opportunity. Asking:	\$375,000.00
680	105 acres on 280 <sup>th</sup> Street West and Avenue C! This large parcel has power, phone and it borders Tejon Ranch on the west, Mettler Valley Estates on the south! It's a rare large, westside parcel with utilities next to the ranch!	\$525,000.00
522	127 acres on Highway 138 and 280 <sup>th</sup> Street West. This one-of-a-kind parcel has almost ½ mile of frontage on paved Highway 138. It consists of 3 separate parcels and it is close to the Centennial Master Planned City!	\$1,500,000.00
569	131.22 acre Westfork Ranch, Quail Lake, Gorman. Beautiful collection of rolling grasslands studded with live oak and a smattering of pines. It has natural gas, power and 2 wells. It is just 20 minutes north of Valencia!	\$750,000.00
580	136.67 acres in 3 parcels on 190 <sup>th</sup> Street West and Avenue B on a county maintained road with power. Near energy projects in the permit process such as nearby 2 megawatt solar project! \$600,000 with financing or for cash sale:	\$550,000.00

**Available Acreage Continued...**

621	149 acres on Fort Tejon Road overlooking Crystallaire Golf Course and great panoramic views of the Antelope Valley. One of a kind, huge parcel zoned ½ acre lots with paved road, power and phone. It has great potential!	\$800,000.00
*827	154 acres on Three Points Road and Avenue A in Los Angeles County. This is a nice, large, Joshua woodland parcel that is less than ½ mile from power. It could be perfect for a getaway ranch or potential mitigation land!	\$195,000.00
*834	157 acres at 170 <sup>th</sup> Street West and Avenue C in the Fairmont area. This beautiful, level, Joshua woodland parcel is across from the 2,100 acre 230 Mega Wall AVSR 1 Solar project. Prime mitigation land or private ranch site!	\$640,000.00
677	157 acres on Three Points Road and Avenue B-8 in the Holiday Valley area. Prime, huge parcel located next to Holiday Valley Estates. There is paved road, power and phone to property. This is a very unique property!	\$800,000.00
750	157 acres on 220 <sup>th</sup> Street West and Avenue B in Neenach. Huge parcel that borders the ESolar planned 92 mega watt generation facility. This project will produce jobs and demand for more land for solar power generation!	\$995,000.00
799	157 acres on Highway 138 and 150 <sup>th</sup> Street West in Fairmont. This parcel has ½ mile of Highway frontage and 150 <sup>th</sup> West is also paved. The NW corner is adjacent to the 2100 acre AV Solar Ranch 230MW project which is currently in the construction phase. This land has been disturbed and it is a prime solar farm candidate!	\$1,200,000.00
630	241 acres at 215 <sup>th</sup> Street West and Avenue F in the Kings Canyon area. Gorgeous parcel in a setting with views galore. Lots of flat to rolling grasslands, 5 parcels, 2 springs, water tank, planted trees. 660' to power & phone!	\$599,000.00

**Residential, Commercial, Manufacturing & Industrial Zoned Acreage...**

*836	.13 acres on Almondwood Avenue and 23 <sup>rd</sup> Street East in the City of Lancaster. This parcel has all utilities in the street including sewer. It is in a nice established neighborhood of newer homes. It is offered at a great price!	\$25,000.00
617	.82 acres zoned C-3 commercial at 82 <sup>nd</sup> Street East, 170 feet north of Pearblossom Hwy, Downtown Littlerock. This great commercial parcel has all utilities in the street. It would be good one for development or investment!	\$150,000.00
652	1.25 acres on Elizabeth Lane and Avenue K-6 in the city of Lancaster. This nice parcel has R – 7,000 zoning and it is surrounded by tract homes. It is on a paved road and power, phone and water are in the street! It's a great deal!	\$39,500.00
620	7.2 acres zoned commercial and residential located at 80 <sup>th</sup> Street East and Pearblossom Hwy. in Littlerock. 3.47 acres zoned C-3 & 3.77 acres zoned A2/10,000. It's a major intersection with all utilities in the street!	\$650,000.00
691	10.32 zoned commercial and residential at Pearblossom Highway and 77 <sup>th</sup> Street East in Littlerock. Prime parcel with 3 acres zoned C-3 and 7+ acres zoned ¼ acre lots. It has paved road, power, phone and water. Priced to sell: \$450,000.00	
623	17.38 acres at 82 <sup>nd</sup> Street East and Pearblossom Hwy in Littlerock. Prime site with 10+ acres zoned C-3 and CPD commercial and the balance is A2/10,000 residential. All utilities are in the street. Great Littlerock location!	\$1,250,000.00

**Homes on Acreage Continued...**

700	<b>CUSTOM COUNTRY HOME!</b> 1,674 sq. ft. 3 bedroom, 2.5 bath home on 2.27 acres in Mettler Valley Estates with a finished sunroom which increases the square footage. Built in 1979 this fine home boasts two brick fireplaces, family and living rooms, dining room with mirrored wall and built-in corner hutch, and a large tile kitchen with lots of cabinet space, dual pantries, dining nook and it adjoins the half bath. There is parquet flooring in the foyer, laminate wood flooring in the kitchen and carpet/vinyl throughout the rest of the home. The large Master Suite has a tile bath and it opens onto the cheery sunroom and outdoor patio. Mature shade trees and shrubs surround the house and there is a two car attached garage with workshop and laundry. The rest of the acreage contains a 2 section barn with breezeway, tractor barn, utility shed and a partially fenced horse area. It is a must see so call to see it today	\$155,000.00
783	<b>HORSE AND HOUND RANCH!</b> Newly constructed 3 bedroom 2 bath ranch house on 40+ level acres on 280 <sup>th</sup> Street West and Avenue B. This beautiful home features an open floor plan with large great room, master suite, fireplace, protected courtyard and 2 car detached garage! This property is licensed as a private kennel and it has a great modern kennel large enough to house a number of dogs! There is a large modern horse barn, several outdoor pastures with sturdy, wood shelters and well. Recently used as headquarters for West Hills Hounds this facility would be perfect for many types of horse or dog facilities. Call for your private showing today!	\$595,000.00

*\*Denotes a new listing. All information is believed to be correct but is not guaranteed and is subject to errors, changes or withdrawal*