

Golden Valley Real Estate

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

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Available Acreage

- InEscrow** .13 acre on Almondwood Avenue and 23rd Street East in Lancaster. 6,000' lot in a nice established neighborhood of newer tract homes. Power, phone, sewer and water in paved street. These lots sold for up to \$75,000! Seller's loss! \$17,000.00
- 579 .39 acres on Blue Flax Avenue and 68th Street West in Royal View Estates in Lancaster. In a well established tract of upscale lots it has all utilities. Permits and plans are paid for a 1,842' single story! It once sold for \$120,000! \$39,000.00
- 559 2.5 acres at 232nd Street East and Avenue B-2 in the scenic Hi Vista area. This level parcel is located just under one mile off county maintained road, Avenue C, It's a good price for 108,900 sq. ft. of land and it is priced to sell! \$6,500.00
- 544 2.5 acres on 213th 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 200th Street East. Don't miss out on a real steal at just: \$7,900.00
- 557 1.25 acres on 127th 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! \$7,900.00
- InEscrow** 2.5 acres at 193rd Street East and Avenue S-6. This nice, secluded parcel is located approximately 5 mile south east of Lake Los Angeles. It would make a great location for camping, star gazing or just a get away retreat! \$8,000.00
- 518 2.92 acres on La Cita Street, north of Reed Avenue in the Rosamond area of Kern County. This level is located near existing homes and it's only ½ mile from a paved road. It's a nice little investment for very little money! \$8,000.00
- 413 1.14 acres at 220th Street West and Avenue E-11 in the Fairmont area! Good property for the fishing enthusiast as it borders the California Aqueduct! It may need a C of C. Offered at \$15,000 with seller financing or for cash: \$8,900.00
- 531 2.50 acre lots at 263rd Street West, ¼ mile south of Gaskell Road in Kern County in the H.V. ranchos area. These slightly sloped parcels have valley views and would make nice weekend retreats and long term investments! Each: \$8,900.00
- 532
- 494 1.30 acres on 205th Street West and Avenue D-10 in Neenach. This level parcel is located just over ½ mile off of a paved county road. The Arthur Ripley Park is just over a ¼ mile away. Motivated seller so bring all offers! \$8,950.00
- 490 2.5 acres at 213th 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! \$8,950.00
- *585 2.08 acres at 103rd Street West just north of Champagne Avenue in Kern County. Level parcel located just 990 feet from power and a little over a mile from a paved road. It's a nice investment choice offered at a very low price! \$9,000.00
- InEscrow** 2.5 acres at 123rd Street West and Avenue J-14 (Coppermill Road) in the Del Sur area. There are great views from this level parcel of land that is located just over 1 mile off of a county road and less than 10 minutes to town! \$9,500.00
- 422 2.15 acres on 123rd Street West and Avenue F-6 in Antelope Acres. This level parcel is adjacent to the Edison transmission line. It's time to take advantage of a slow market and pick up a real steal at this low, low price! \$9,500.00
- 551 2.53 acres at 266th Street West, 660 feet south of Holiday Avenue in Kern County. This level parcel is located near the Tehachapi Mountains and it's not far from Tejon Ranch. You'll enjoy views of the entire valley from this lot! \$9,500.00
- 576 2.5 acres on 119th Street West mile south of Dawn Road in Rosamond area of Kern County. It's just 2 mile off of a paved county road. This parcel is about 1 mile from ranch homes and growth! It's a good opportunity at this price! \$9,500.00
- 250 2.83 acres (.89 net acres) on Cadual Avenue, 550 feet south of Highway 138 in the Llano/Pinion Hills area just 6 miles west of booming Phelan and near the Wrightwood recreational area. OWC and adjacent lot is also for sale! \$9,950.00
- 492 1.57 acres on 228th Street East and Avenue P-8 in the Lake Los Angeles area. It is located just over a ¼ mile from power and it's an attractively priced level parcel that would make an nice addition to your land bank portfolio! \$9,950.00
- 493 2.12 acres on Avenue C and 216th Street East in the Hi Vista area. This area is noted for it's great vista's of the entire valley and it's a sparsely populated area so solitude is yours! Get a map, take a drive and see for yourself! \$9,950.00
- 495 1.41 acres on 230th Street East and Avenue P-2. This level parcel is on a county maintained road and it is located in a picturesque area with endless mountain and valley views! This seller is very motivated so submit all offers! \$9,950.00

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Available Acreage Continued...

305	2.5 acres at 120 th Street West and Avenue F-12 in Antelope Acres. This nice, flat parcel is just over a mile off paved county road. They are building new tract homes just 5 miles away! It has a partial easement for SCE lines.	\$12,000.00
468	2.83 acres at 258 th Street West, ¼ mile south of Patterson road in the H.V. Ranchos area of Kern County. This inexpensive parcel is just north of the aqueduct at the 3,100 foot elevation and it has panoramic valley views!	\$12,500.00
546	1.89 acres at 249 th Street West and Avenue B-12. This level parcel is located just 660 feet east of Holiday Valley Estates, power, phone and nice ranch style homes! This would make a nice investment or ranch site at this price!	\$12,500.00
549	2.5 acres at 198 th Street East and Avenue H in the High Vista area. This nice parcel is about 660 feet from power and phone, it's only 2 miles north of Saddleback Butte State Park, and there are existing homes located nearby!	\$13,900.00
415	2.09 acres at 190 th Street West and Avenue F-14! This level parcel is located in the popular Fairmont area! There are beautiful custom homes and ranches nearby and the property is offered at an attractive price for quick sale!	\$13,950.00
460	2.06 acres on 189 th Street West and Avenue B-10 in the Fairmont area just 300 feet from paved county road, power and phone! This prime lot is in a neighborhood of beautiful horse ranches and custom estate homes!	\$16,900.00
379	2.17 acres at 140 th Street East and Avenue F-4 in East Lancaster. This is a "best buy" for a level parcel with paved county road frontage, power and phone. The slight slope gives great views to the west and its minutes to town!	\$17,000.00
InEscrow	2.5 acres at 43 rd Street East and Avenue D-4 in the East Lancaster area. Wow! What a great price for this level lot located just over 1 mile off of a paved county road and just 10 minutes to downtown Lancaster! Motivated seller!	\$17,500.00
562	2.53 acres on 34 th Street West and Beaudette Road in Hidden Valley, Rosamond. Picturesque valley is dotted with rolling hills and fiery sunsets. It's just 660 feet from power and phone and there are settlers on adjoining lands!	\$19,500.00
553	1.66 acres on 230 th Street West and Avenue B-14. This nice, level parcel has frontage on paved 230 th West, a county maintained road. Power and phone are in the street and ranch homes next door and across the street!	\$24,600.00
*591	2.5 acres at 116 th Street West and Avenue B-10. This is a nice parcel that is located just over ½ mile from a paved county road. It's located near a large farming enterprise and it's a perfect to start a "land bank" with!	\$25,000.00
*592	2.3 acres at 237 th Street West and Avenue B-10. This is a nice, level parcel that's only 660 feet from a paved county maintained road. It's located near some existing ranchos and it could be perfect for your get away retreat!	\$25,000.00
508	1.83 acres on Avenue C and 232 nd Street West in the Neenach area. This good looking parcel is on a paved road and it has power and phone! Check out this parcel if your look for a place to build. It's a good choice!	\$26,900.00
InEscrow	2.07 acres on 259 th Street West and Avenue C-4 in Holiday Valley Estates. This nice parcel is just one lot off paved Three Points Road. It has telephone and water lines to the property and power is just 300 feet away!	\$29,000.00
548	2.5 acres at 255 th Street West and Avenue B in Holiday Valley Estates! Beautiful parcel with water, perc test is done and seller may update it, power and phone are about 600 feet away! Sweeping mountain and valley views!	\$29,500.00
488	2.36 acres on Highway 138 at 136 th Street West. This is a great parcel with power, phone and 330 feet of paved Highway 138 frontage! This is the main road that links the Interstate 5 to the 14 Freeway. It's a rare opportunity!	\$45,000.00
578	1.61 acres on Three Points Road and Avenue B-12 in Holiday Valley Estates. Prime lot with paved road, power, phone and water available. There are established ranches on the adjoining parcels. Seller is taking a loss. Asking:	\$49,000.00
InEscrow	2.5 acres on 71 st Street West and Avenue J in the Lancaster area. This parcel is in a prime location on Avenue J with power, paved road and phone. It's a good, solid investment with lots of future development planned nearby!	\$57,000.00
409	2.31 acres at 117 th Street East and Avenue R-6 in Little Rock. Water, power and phone are in the street to this parcel in a neighborhood with custom homes. If you are looking for a large lot just out of town this is it!	\$70,000.00
408	1.74 acres at 117 th Street East and Avenue R-8 in Little Rock. Great neighborhood with custom homes, power and water in the street. This parcel is just minutes to town yet it's rural enough to be in the country. A best buy at:	\$70,000.00
442	3.85 acres at 236 th Street West and Avenue D-12 in the Fruit Growers Subdivision just ¼ mile off paved county road. This parcel has a 15 gallon per minute well, it's completely fenced and the seller has reduced the price to:	\$33,000.00
446	4.02 acres on 62nd Street West and Lancaster Blvd. in the city of Lancaster. 2 separate 2.01 acre parcels make up this prime parcel just 1,320 feet off paved road. Just enough room to be in the country and minutes to shopping!	\$115,000.00
136	5.24 acres nestled in the foothills overlooking Quail Lake just off I-5! It has a flat, useable meadow, well, metal building, electric and phone! It has mature pine/shade trees, it's zoned horses and it's located near Nat. Forest!	\$190,000.00
*593	10 acres at 235 th Street East and Avenue K-6. This is a larger parcel that's located next to an existing home out near the San Bernardino County line. It would make a great "get away" and it's priced under \$2,000 per acre!	\$19,500.00

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Available Acreage Continued...

- 550 10 acres at 220th Street East and Avenue C-10 in the High Vista area. This beautiful parcel is just a few miles north of Saddle Back Butte State Park with gentle rolling hills to the east. Perfect for camping or horseback riding! \$29,900.00
- InEscrow 10 acres at 272nd Street West and Rosamond Blvd. in Kern County. This parcel has one of the best views of the entire Western Antelope Valley. This secluded parcel is located behind a locked gate and it borders Tejon Ranch! \$30,000.00
- 404 8.88 acres on 135th Street West and Avenue J-8 in the Del Sur area. Beautiful, rolling grasslands parcel that is next to the California aqueduct. This parcel is not far from town with a view of the entire valley! Seller motivated! \$42,500.00
- 567 10 acres at 226th Street West and Avenue C in the Neenach area. Nice large parcel with approximately 50 foot x 20 foot metal barn. Power to property and it's just over a ½ mile off paved road. Seller is very motivated, asking: \$49,500.00
- 438 9.64 acres at 223rd Street West and Avenue E-3 in Manzana Colony Lands Subdivision. Beautiful grasslands parcel with a huge pine tree on a small knoll. Power and phone are less than 600 feet away! Great building site! \$65,000.00
- 545 9.77 acres on Highway 138 at 217th Street West in Neenach. It's a great deal on a Highway frontage parcel that is located in an area that is set to grow "green" with the planned 92 mega watt Esolar plant on 220th Street West! \$65,000.00
- 325 9.47 acres on paved Munz Ranch Road in the Elizabeth Lake area. It's just ½ mile to Elizabeth Lake and it has lots of useable land with numerous building sites. It's a rare find in a truly beautiful area! Come get a map! \$75,000.00
- *586 15 acres divided into 3 – 5 acre parcels on 190th Street West and Avenue E-12 in the Fairmont area with county maintained road, power and phone. It's a good price for these level parcels located in a very desirable area! \$68,000.00
- 571 20 acres at 235th Street West and Avenue E-12 in the Baldwin Canyon area. This beautiful parcel has direct access before the Baldwin Canyon gate. It has phone lines and level to rolling grasslands and chaparral. Great views! \$75,000.00
- 479 20 acres on Elizabeth Lake Road in the Munz Ranch area! What a rare find! This parcel has it all! It's located in a gated community with power, phone, rolling hillsides, flats, building sites and views of the entire valley! With \$25,000 down payment, seller will finance for 10 years at 6% interest with payment of \$943.67 per month! \$110,000.00
- 570 20 acres at 235th Street West and Avenue F in Baldwin Canyon. This beautiful parcel has a well, phone lines and direct access before the locked gate! It has level to rolling hillsides and amazing mountain and valley views! \$125,000.00
- 525 20 acres on 272nd Street West and Avenue A in Kern County. 20 GPM well on property with power approx. ¼ mile to the west. This large chunk of land has big potential and seller will finance for up to 15 years! \$130,000.00
- *584 28.35 acres on Highway 138 between 245th and 250th West next to Holiday Valley Estates. Unique parcel with Highway frontage, power, phone, 3 wells, water lines with risers throughout, old ranch home, shop, barn and riding arena! John Deere Tractor, Baler, Swather and Bale Wagon are included. Currently used as a tractor sales center it has potential for a number of uses! Seller is processing a CUP to allow for the sale of tractors and equipment! \$780,000.00
- 572 40 acres at 235th Street West and Avenue E-8 in the Baldwin Canyon area. This property consists of useable grasslands with chaparral and rugged canyons. It has spectacular views and it's a huge property at this low price! \$98,500.00
- *582 39.54 acres with frontage on Patterson and Holiday at 292nd Street West. This truly unique, large parcel borders Tejon Ranch to the north. It has a 600+ foot deep well, well house, and fire damaged garage! Seller will finance! \$139,000.00
- 556 38.48 acres at 235th Street West and Avenue B in the Neenach area. This large parcel is situated close to Holiday Valley Estates and the new E Solar Energy Farm. It has paved road to the southwest corner. Check this one out! \$154,000.00
- *587 40 acres on 180th Street West and Avenue B-8 in the Fairmont area. Nice big parcel with a good, 560 foot deep, 40+ gpm well. This level parcel is fenced and the certificate of compliance is complete and conditions cleared! \$160,000.00
- *589 51 acres – in 3 parcels on Pine Canyon Road in the Three Points area. Formerly known as "Pine Grove Ranch" this parcel has paved road, power, phone and a year round spring. It borders the National Forest and it has many building sites. It has Oaks and Pine trees, re-growth of chaparral, and a bolder once used for Indian grinding! \$298,500.00
- 573 80 acres at 235th Street West and Avenue F in Baldwin Canyon. It has a well, phone lines and it's divided into 2 – 20 acre parcels and 1 40 acre parcel. It has level to rolling hillsides and amazing mountain and valley views! \$199,500.00
- 536 80 acres on 170th 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! \$800,000.00
- 522 127 acres on Highway 138 and 280th 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! You won't find another parcel this large so close to Tejon Ranch...it has opportunity written all over it! A must see! \$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. All this privacy just 20 minutes north of Valencia and it's just across the street from the huge, Tejon Ranch, master planned community of Centennial! \$950,000.00

Available Acreage Continued...

- *580 136.67 acres in three parcels on 190th Street West and Avenue B. Huge parcel on a county maintained road with power. This area is red hot with alternative energy projects currently in the permit process such as the huge 2 megawatt solar project nearby. Solar has a great future in our valley and so does this parcel! Invest in it today! \$1,100,000.00
- 529 157 acres on 220th Street West and Avenue B in Neenach. Huge parcel that borders the ESolar planned 92 megawatt generation facility. This project will produce jobs and demand for more land for solar power generation! \$995,000.00
- InEscrow 241 acres at 215th Street West and Avenue F in the Kings Canyon area. This is one gorgeous parcel with lots of flat to rolling grasslands to chaparral areas. It's in a beautiful setting with views galore, 5 parcels, 2 springs, 1,600 gallon water tank and drip irrigation system to the planted trees. 660 feet to power & phone! OWC for 10 years! \$849,000.00
- 510 320 acres at Avenue A and 250th Street West in Kern County. There is a scarcity of large parcels this far west and this one has a 200 GPM well. It's near Tejon Ranch and a portion of the property is cleared. It has great potential! \$790,000.00

Residential and Industrial Zoned Development Acreage in Lancaster...

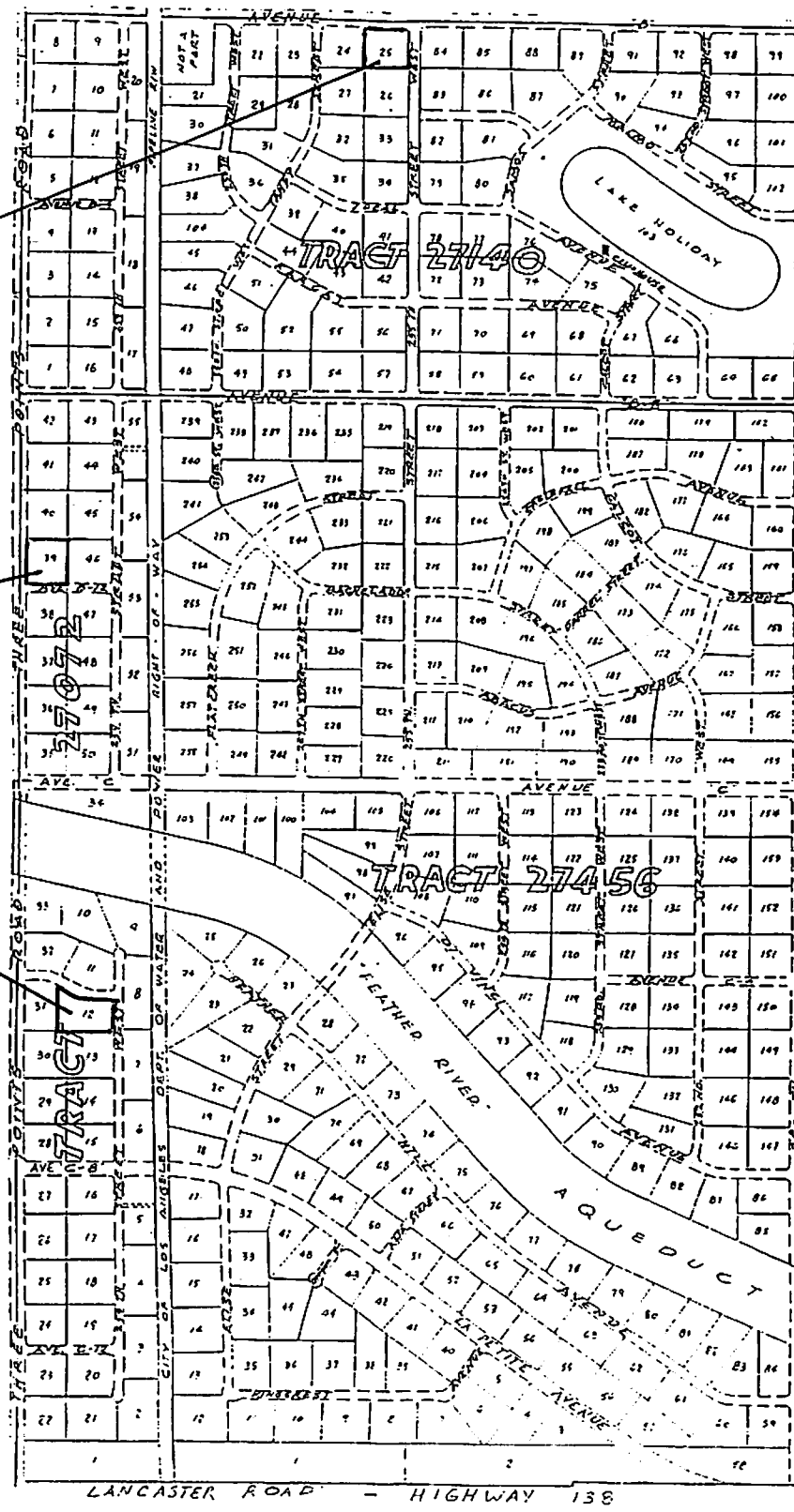
- 446 4.02 acres on 62nd Street West and Lancaster Blvd. in the city of Lancaster. 2 separate 2.01 acre parcels make up this prime parcel just 1,320 feet off paved road. Just enough room to be in the country and minutes to shopping! \$115,000.00
- 455 4.23 acres on Avenue J and 36th Street West in the City of Lancaster. This nice, prime parcel with R-7000 zoning has paved road frontage and all utilities are in the street. The asking price reflects the value of this fine property! \$247,500.00
- 447 4.62 acres on Avenue J and 33rd Street West in the city of Lancaster. The current zoning allows for residential lots of 7,000 square feet and all utilities are in the street. It deserves your attention and the seller is motivated! \$247,500.00
- 452 4.7 acres on 41st Street West and Lancaster Blvd. in the city of Lancaster zoned Residential, 7,000 square foot lots. This parcel could be developed out to 25 lots! It's a good choice for the developer/builder. Priced right! \$320,000.00
- 450 8.96 acres on 40th Street West and Lancaster Blvd. in the city of Lancaster. The current zoning is Residential 7,000 square foot lots. It have paved road frontage on 40th Street with utilities available...including sewer! \$600,000.00
- 449 15 acres on 12th Street East and Avenue H-8 in the city of Lancaster. The current zoning is Residential – 7,000 square foot lots! This is an extremely attractive parcel that is located next door to a future school site! \$950,000.00
- 448 19.7 acres on 35th Street East and Avenue K-8 in the city of Lancaster. The current zoning is SRR which allows 2 units per acre. Paved road on 35th W and K-8 with utilities available. Check w/city for updated General Plan. \$975,000.00
- 445 39.09 acres on 60th Street West and Lancaster Blvd. in the city of Lancaster. It has about 19 acres of MDR zoning which allows for 15 units per acre, the rest is zoned Non Urban Residential. Sewer & water in the street! \$1,800,000.00

SPECIAL INVESTORS PACKAGE! 426.08 TOTAL ACRES OFFERED AT \$4,650,000!

PALMDALE BLVD. & 57TH ST. EAST	3023-001-092	PDM4
PEARBLOSSOM HWY. & 80 th ST. EAST	3049-020-006, 007	LC3 3.47 AC., A2 10,000 3.73 AC.
82ND ST. E. & PEARBLOSSOM HWY.	3049-022-010 & 011	LCC3
PEARBLOSSOM HWY. & 82ND ST. EAST	3049-029-001, 044, 050	LCC3 3 AC., CPD 7.61 AC., A2 10,000 6.7 AC.
PEARBLOSSOM HWY. & 165 th ST. EAST	3036-009-032, 033, 034, 035	LCA25
165 th ST. EAST & AVENUE W-4	3036-025-053	LCA 120,000
138TH ST. EAST AND AVENUE U-8	3039-025-003	LCA25
77TH ST. EAST AND BARREL SPRINGS RD.	3048-020-030	LCA21
42ND ST. EAST AND AVENUE T-8	3052-028-045	LCA1 20,000
CRYSTALAIR DR. & FT. TEJON RD.	3061-020-001, 003, 004, 007	LCA1 20,000
ST. ANNE AT MASTERS PLACE	3061-030-003	LCA1 20,000
MT. EMMA RD. & 75TH ST. EAST	3048-018-058	LCA21
85TH ST. EAST & AVENUE U-6	3049-022-023, 026, 027	LCA2 10,000
85TH ST. EAST AND AVENUE U-4	3049-021-008	LCA2 10,000
SB COUNTY, EL MIRAGE AREA, PALMER RD.	0457-052-007	

Industrial Acreage	9.77
Commercial Acreage	14.90
Residential/Agriculture Acreage	401.41

Lots Available in Holiday Valley Estates
 located in the West Valley County Water District with no association fees



#548 2.5 acres on Ave. B with water, power and phone 600' \$29,500 cash

#578 1.61 acres with paved road frontage, water, power and phone available! \$49,000 cash

Sale Pending - 2.07 acres just off paved road with phone & water. Power 330'! \$29,000 cash

La Petite
 LANCASTER ROAD - AVENUE D - HIGHWAY 138