

Hidden Hills Ranch

26.49 Acres

Los Angeles County, CA

\$5,199,000



HAYDEN  OUTDOORS®

Hidden Hills Ranch

TOTAL ACRES:

26.49

PRICE:

\$5,199,000

COUNTY:

Los Angeles County

CLOSEST TOWN:

Hidden Hills, CA

Activities & Amenities:

Development Potential
Equestrian/Horse Property
Hiking/Climbing

Land Details:

Address: TBD, Hidden Hills, California, 91302, USA
Closest Town: Hidden Hills
Total Acres: 26.49
Zoning: Heavy Agriculture
Topography: Raw land & rolling hills

Property Summary

Welcome to one of the most prestigious areas of Southern California. This gorgeous mountainous 26.49 acre property is located in the heart of Conejo Valley. It is close proximity to West San Fernando Valley within the famous Santa Monica Mountains. This land is currently in the City of Hidden Hills' Sphere of Influence, making it a unique potential candidate for annexation.

Land

The location is quite extraordinary with breath-taking topography as well as close proximity to an urban environment with all the perks and convenience that provides.

This 26.49 acre land is zoned LA County A2-5 Heavy Agriculture which allows single family residences with a minimum of 5 acres. It has raw land and rolling hills.

Improvements

This prime piece of versatile land has unlimited potential for the right buyer. It would make a lovely home site for a professional who wants upside appreciation in their property. It could be ideal for a developer who is passionate about potential annexation into the city of Hidden Hills. The City Planner/Engineer is open to discussion about assisting in the possibility of annexation into the city along with the local government agencies. Another option would be to make it into a cluster home site with lots of organic space to appreciate.

Recreation

The surrounding areas showcase incredible hiking, biking and equestrian trails, along with a multitude of other outdoor activities like wine tasting, golfing, surfing and pickleball.

Agriculture

The property is located near a plethora of horse ranches and equestrian trails.

Water/Mineral Rights & Natural Resources

According to the Las Virgenes Municipal Water District (LVMWD), a 30" potable water line is in Mureau Rd. The nearest sewer connection is approximately 2000' ft East at Garrett Ct., however, septic may be a viable on-site alternative. Edison electrical lines bisect the property. Other utilities are unknown. **Buyer to investigate the ability to use any utility connections.**





Region & Climate

The property is located adjacent Hidden Hills, CA and near Calabasas, CA. Both have a Mediterranean climate with hot, dry summers and cool, wet winters. It ranges from 47-86 degrees Fahrenheit throughout the year, with temperatures rarely dropping below 40 or rising above 90. Precipitation is typically quite low, with an annual average of only 10- 12 inches throughout the year. This is ideal weather if you're looking for sunny days and minimal rain! Calabasas is known as one of the sunniest cities in California. Both cities get about 17-18 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Location

The property borders the exclusive city of Hidden Hills to the north, open space to the west, private property to the east and to the south Mureau Rd., sitting high above the 101 Freeway boasting stunning views all around.

The city of Hidden Hills is a highly affluent gated community that attracts some of the most prestigious and successful people in the world. Calabasas is the closest accessible neighboring city offering luxury living, with a plethora of dining, shopping and an incredible weekly Farmer's Market sourcing a multitude of local produce, arts and crafts. It is quite the experience offering a fantastic family friendly scene.

The property is less than 10 miles from the famous Warner Center providing excellent opportunities for business, especially people in the entertainment industry. Additionally, the long awaited multimillion dollar investment of the new LA Rams training facility is nearby which is evoking all new restaurants, refurbishments, and amenities. Both Malibu and Santa Monica beaches are also within close proximity being only 10-20 miles. This allows for the ultimate coastal escape from the valley during warm summer months.

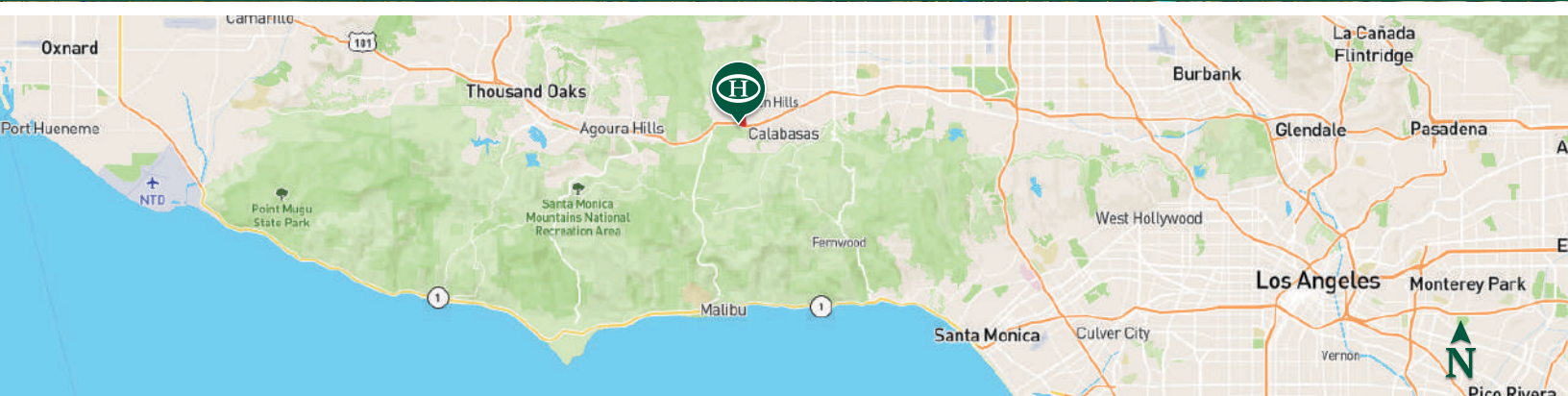
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Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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FARM, RANCH & RECREATIONAL REAL ESTATE



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