



**Leona Valley Equestrian Center  
Los Angeles County, California**

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**California OUTDOOR  
PROPERTIES**

707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

[info@CaOutdoorProperties.com](mailto:info@CaOutdoorProperties.com)

[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)

DRE# 01838294

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## Introduction



**Looking East towards the Petersen Ranch**

This 78.16 +/- acre ranch is located in the northern section of Los Angeles County approximate 10 miles west of Lancaster, CA and 20 miles northeast of Santa Clarita, CA. You can leave Beverly Hills in your suit and tie and be on the ranch riding horses in a 1½ hour drive. The Equestrian Center is only 15 minutes from a 7000 ft runway, perfectly capable of handling a Gulf Stream and is only 83 miles from LAX and 68 miles from Burbank airport. The equestrian center in its day was one of the finest in the area. There are 4 Spanish style barns with a total of 83 indoor stalls, plenty of hay storage, office space, apartments, 12 covered outdoor metal stalls, a 57 ft covered round pen, one of the finest all metal 300 ft. roping arena's in the area, with a squeeze chute, grand stands, water and power, and 4 holding pens for cattle. There is also a 5/8 mile track to exercise your horses which the property owns half. The main home is 2000 sq with two caretaker homes. With a little TLC this could be one of the top Equestrian Centers in California.



## Size and Description



**View looking south at equestrian center, 5/8 mile track on top**

The property consists of two parcels, 3215-003-001 and 3215-018-012, totaling 78.16 acres and is zoned LCA22.

The ranch starts at the 3200 ft elevation and rises to a high of 3500 feet. The ranch has easy access off of Elizabeth Lake Road. The ranch sits directly across from the famous Petersen Ranch and has access to the Angeles National Forest. As you drive up the beautiful Leona Valley you will be enticed with the varied topography with flat valley floors, rolling grasslands, and steep brushy hills. The property can be accessed from many routes. From the "Grape Vine" on Highway 5 you can drive in on Pine Canyon road, from Santa Clarita come up San Francisquito Canyon road and from other parts of Southern California drive up Highway 14 to Palmdale and cut off on Lake Elizabeth road. The property has a gated entrance and will need an appointment to view the Equestrian Center. The Angeles National Forest borders the ranch and provides miles and miles of trails.

## Structures



**View of main barn looking South West**

This is a serious equestrian property with miles of trails and training facilities. There is a nice Spanish style home that is roughly 2000 sq ft that sits above the stables with three bedrooms and three baths, fireplace, custom bar area and a detached two car garage. The other home is a couple hundred yards away. It is 3 bedrooms and two baths and about 1600 sq ft. The main barn has 36 indoor stalls, hay storage, wash racks, indoor lighting, water, two offices with kitchens and tack rooms. Barn #2 has 22 indoor stalls with 3 indoor washing bays, indoor lighting, water, two tack rooms and an outside washing bay. Barn # 3 has 10 indoor stalls, indoor lighting, water, office and an outside washing stall. Barn # 4 has 15 indoor stalls, indoor lighting, water, tack room, outdoor wash rack and horse walker. The covered round pen is sand filled and measures 57 ft diagonally. Above the facilities is a 5/8 mile exercise track. If you are into roping this ranch has one of the nicest roping arenas around the area; all metal construction over 300 ft long, alleys, squeeze chute, header and heeler stations, grand stands, and 4 large holding pens for cattle. There are also 12 covered outdoor metal stalls for your roping guests. This equestrian center has it all and just needs someone to come in and make it happen.





**12 outdoor covered stalls**



**Roping arena**



**Inside one of the barns**



**Outside the main barn**



**Covered Round Pen**



**Outdoor covered stall**





**Arena with booth**



**Main home**



**Main house kitchen**

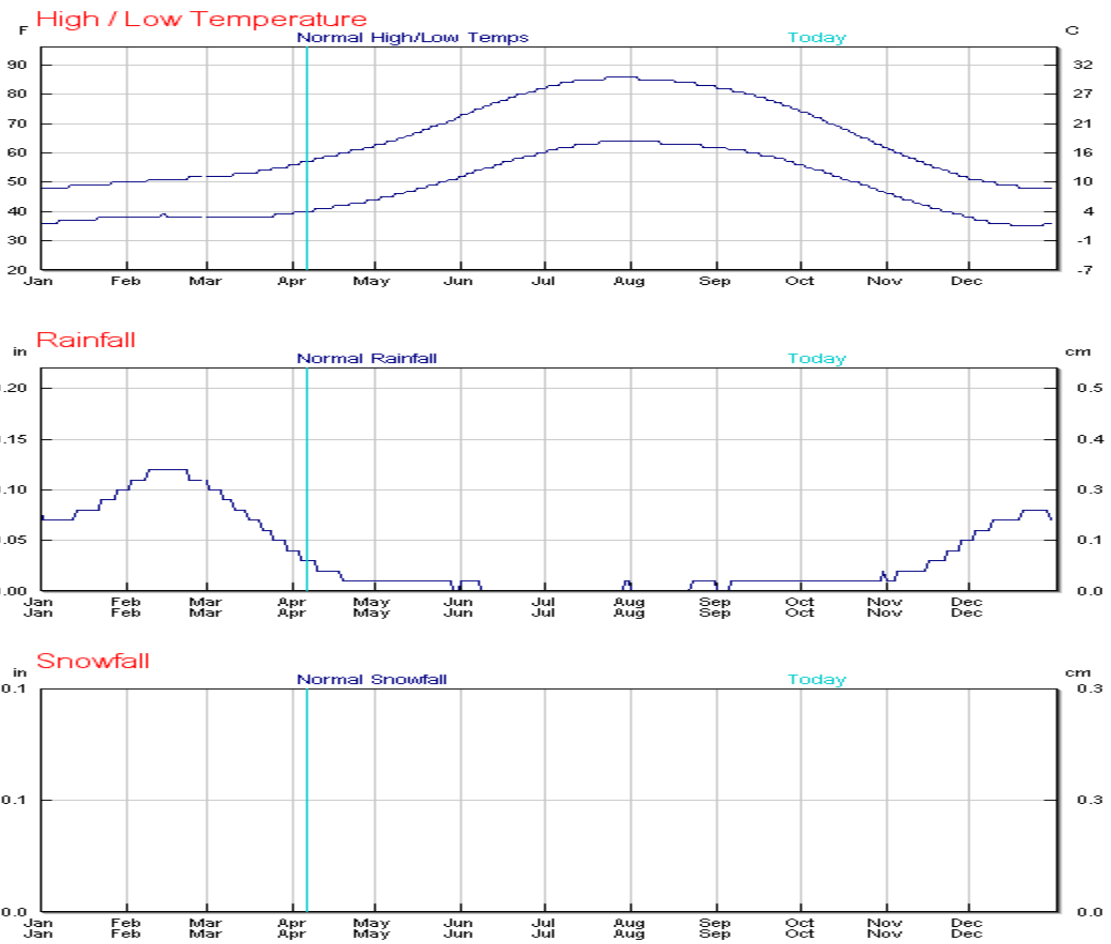


**Caretaker home**

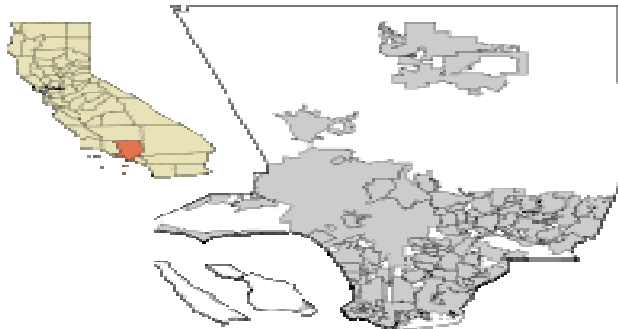
### **Recreation**

There is plenty to do in Leona Valley. Lake Elizabeth is just 4 miles away for fishing and boating. A great Mexican restaurant Casa Gutierrez is just down the road and Lake Elizabeth Golf and Country Club is just 3 miles from the ranch and has an 18 hole golf course, 6037 yards par 70, lined with century old Cottonwood trees, club house restaurant, lounge, pro shop, driving range, practice putting green, snack bar, olympic sized pool, restrooms, and dressing rooms. Angeles national forest borders the ranch and there are miles and miles of trails.

## Weather and Lake Elizabeth, CA



As stated on Wikipedia website about Los Angeles County:



The county is home to 88 incorporated cities and many unincorporated areas. The southern portion is the most heavily urbanized area and is home to the vast majority of the population which lives along the Southern California coastline and the inland basins and valleys. The northern half is a large expanse of less-populated desert including the Santa Clarita Valley and the Antelope Valley, which encompasses the northeastern part of the county and is adjacent to Kern County. In between these portions of the county sit the San Gabriel Mountains and the vast wilderness known as the Angeles National Forest.

The county is home to over a quarter of all California residents. One of the most diverse counties in the country, it holds most of the principal cities encompassing the Greater Los Angeles Area and is the core of the five counties that make up the area. In 2004, the county's population was larger than the individual populations of 42 states considered separately, and is more populous than the aggregate of the 11 least populous states. It is similar in land area to the state of Connecticut and in population to the state of Michigan within the United States, or similar in land area to Trinidad and Tobago and in population to Bolivia. If Los Angeles County were a nation, it would boast a GDP among the 20 largest countries in the world.<sup>[3]</sup>

### **Offering Price**

**Please call us for a price. A buyer can purchase the trophy head collection separately from the ranch. The main log cabin, guest house log cabin and conference facility will include almost all the furniture, pots and pans, dishes, and silverware.**

**California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.**

**California Outdoor Properties Inc.  
707 Merchant Street, Suite 100  
Vacaville, California 95688  
707-455-4444, fax 707-455-0455  
todd@caoutdoorproperties.com  
[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)**