



**Lake Elizabeth Ranch
Los Angeles County, California**

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Introduction



Cattle on the southeast part of the ranch

This 3930.59 +/- 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. It has 95 parcels and is not enrolled in the Williamson act. Lake Elizabeth Ranch is one of the last remaining working cattle ranches in Los Angeles County. You can leave Beverly Hills in your suit and tie and be on the ranch hunting quail in a 1½ hour drive. The ranch was a past favorite of many Hollywood stars and has great privacy and accommodations. This world famous ranch 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 making this ranch perfect for a corporation retreat or family compound. The ranch includes a 5000 sq ft log cabin main home, 2 guest houses, 2 caretaker homes, four other homes, and a professional trap and skeet shooting range with an attached conference center for 60 guests. 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. Corrals, heated indoor and outdoor dog kennels, and numerous outbuildings complete this exceptional ranch. This is one of the last great ranches left in Los Angeles County.

Size and Description



One of the many valleys looking north

The property consists of 95 parcels and is not in the Williamson act. A detailed description of these APN #'s and zoning classifications is available upon request.

The ranch starts at the 3400 ft elevation and rises to a high of 4000 feet. The ranch has enticing varied topography with flat valley floors, rolling grasslands, and steep brushy hills. The ranch has beautiful views of the surrounding Antelope Valley with its colorful Poppy State Reserve, the Tehachapi Mountains, the Leona Valley and the Angeles National Forest. 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 a paved driveway that takes you past two caretaker homes, kennels, gas station, and outbuildings, then up the hill to the main ranch home or around to the skeet and trap shooting facilities. The main log cabin home has beautiful views of the valley floor. Close enough, but still private, is a log cabin guest house overlooking the skeet and trap shooting facilities, with a four car garage and shop and large patio perfect for barbequing and entertaining.

Water



One of six ponds on the ranch looking south

Water is gold and this ranch has access to lots of it. The main home, guest house, caretaker homes, kennels and landscaping around the main home is handled by a well. The well feeds two 3000 gallon tanks and has not had any issues of running out of water. The equestrian center has two wells and only one well is currently in use and again is a good well with no issues. There is also a well near the cattle corrals which feeds a pond and water trough. The ranch has several springs and one of the springs has been developed into a water trough for the cattle. The real bonus for this ranch is the access to the Lake Elizabeth Mutual Water Company. The owners had the foresight to join the district and installed an 8 inch pipeline to a majority of its valley floor. The water can be used for irrigation, refilling ponds and enhancing the wildlife habitat. The water district can provide treated water or raw water from the California aqueduct. They get the raw water at about \$235 an acre ft and the district adds a 20% fee to send the water to the ranch. The owners would often use the water from May until August and spend about \$3500 to \$4000 a month to keep the ponds full. The property receives its power from Edison and has a lot of interest from wind and solar companies looking to lease the land. The property has 8 working septic systems and all are in working order.

Structures

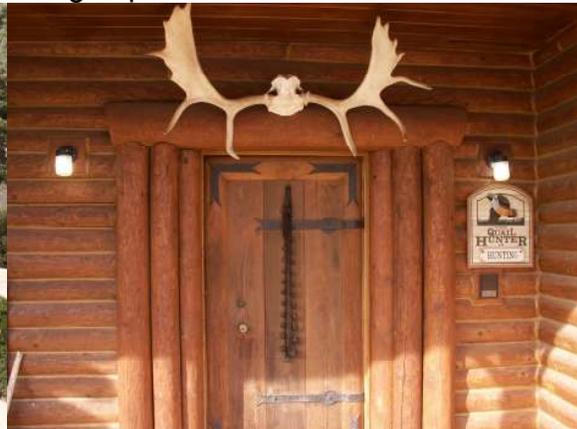


View of main log cabin looking northeast

The 5000 sq ft log cabin home has 2 bedrooms and 4 bathrooms and is set up to entertain. There are beautiful hardwood floors throughout the house. The big kitchen is set up nicely for entertaining with an 8 ft island with sink and cook top, Wolf gas range, Wolf grill, double ovens, walk-in pantry, and bar seating. The kitchen opens into a Great room with a large, welcoming fireplace and pool room. French doors are perfectly placed throughout the first floor that open onto a large deck overlooking the ranch. The second floor has two bedrooms, each with their own bathroom and jacuzzi tub. The second floor balcony separates the bedrooms and has its own fireplace with sitting area that overlooks the happenings on the first floor. The basement “trophy room” is perfect for entertaining large crowds with custom fully equipped bar, fireplace, two full baths, 6 French doors to outside patio, tons of storage space and hidden vault room.



Back of main house



Front door



Kitchen



Bathroom



East wall of 1st floor



1st floor



Pool room



Basement north room



Basement east wall



Basement north wall

The guest house next to the main home is 2 bedroom and 2 full baths with nice views of the valley floor. It has a great entertaining patio with sliding glass door to the house. Five double windows provide great views to the outside. A 4-car garage, meat locker, and large paved parking area finish the outside. A special addition to the guest house is its own automatic skeet shooting house off the back large patio so guests can enjoy skeet shooting while relaxing or barbequing.



View of main log cabin and guest house

The property has three modular homes, one is 3 bedrooms, 2 baths that is located near the main house for guests and the other two are down by the ranch headquarters and are each 2 bedrooms and 2 baths. Currently a caretaker lives in the modular by the dog kennels and bird pens.

Equestrian Center



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

This is a serious equestrian property with miles of trails and training facilities. There is a nice Spanish style guest house 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 caretaker lives in the other house that 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. The equestrian center is in the process of being fixed up and could really be one of the gems of this ranch. You have 3900 acres to horseback ride and never bother with a car, motorcycle, kids, and dogs. You can ride forever on your own private property.



12 outdoor covered stalls



Roping arena



Inside one of the barns



Outside the main barn

Recreation



View from guest house of the Professional Skeet and Trap Facilities

This is a recreational dream property. The five station trap range and 9 station skeet facilities are beautiful and with paved access and conference facilities it is a year round endeavor. The owners have entertained many clients and put on many competitions on the range. The conference center has room for 60 guests with a full bar, speaking podium, wood burning stove, men and women toilets and three large windows looking out on the range. There is also seating on the top deck for a nice outdoor viewing of the competition. A four car garage and storage building is also adjacent to the range and an outdoor large, top notch, double barbeque can handle all the grilling for a large party.



View of the Skeet stations



Nice bronze sculpture at the range



Conference facilities



Five stand sporting clay course

The ranch can keep a hunter busy all year. As you drive around the ranch you will notice all the covey of quails and deer. There is plenty of predator hunting and tons of potential to improve habitat. If you have dogs, they will receive special attention in the heated indoor/outdoor dog kennel and facilities to raise game birds. Great dove hunting and the ponds attract waterfowl. The valley has its own unique flyway. 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.

Agriculture



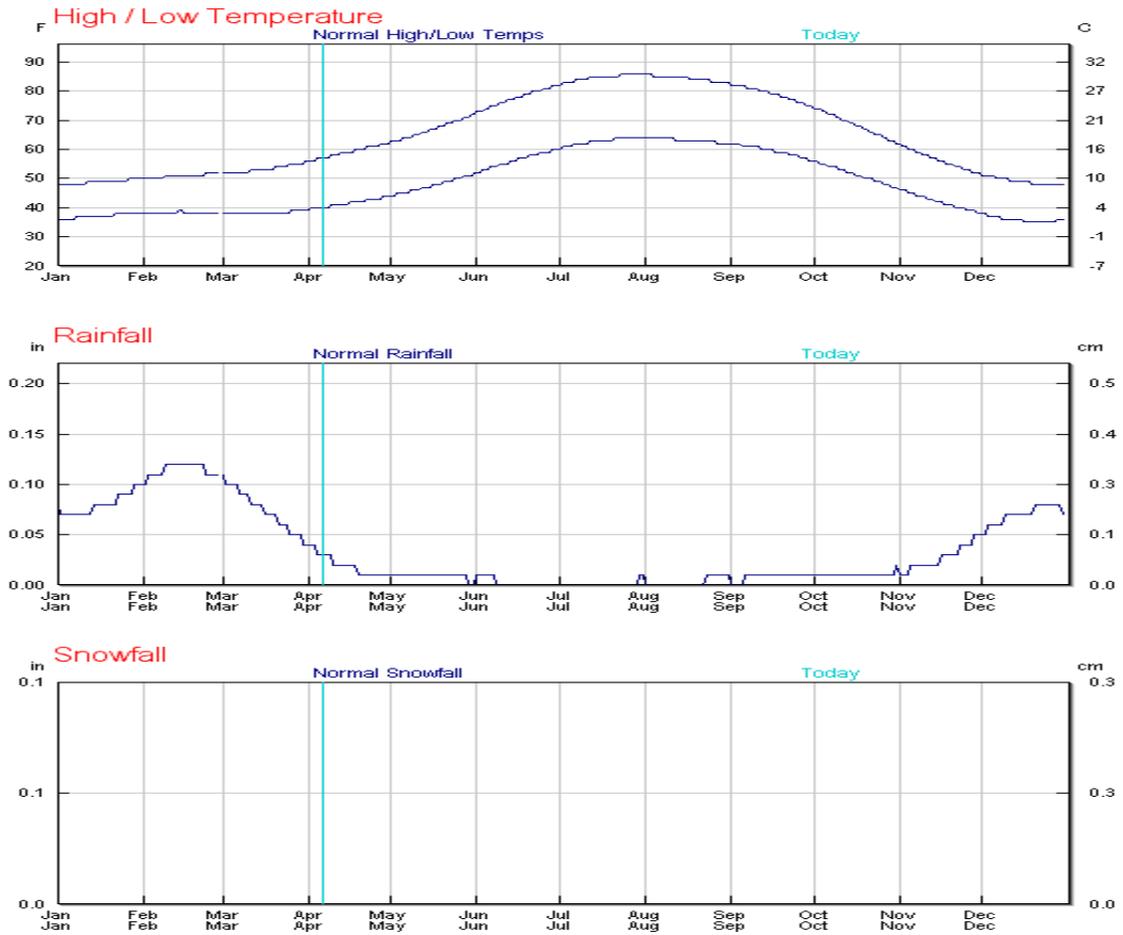
Cows checking out the grass in March at one of the ponds

This is one of the last working cattle ranches in Los Angeles County. It has been traditionally used as a summer grazing outfit with the cows arriving in mid April and shipped out in mid-October-November. The ranch can handle 200 pair and depending on the rain fall can handle more or less. The ranch is fenced and crossed fenced with good solid barbed wire. The corrals are located off of Lake Elizabeth road and have a loading chute, power and a well for water. The ranch is well watered with 6 ponds, several springs, and access to Lake Elizabeth water district for irrigation. The pastures are fertilizer and pesticide free making it a potential natural organic beef operation.

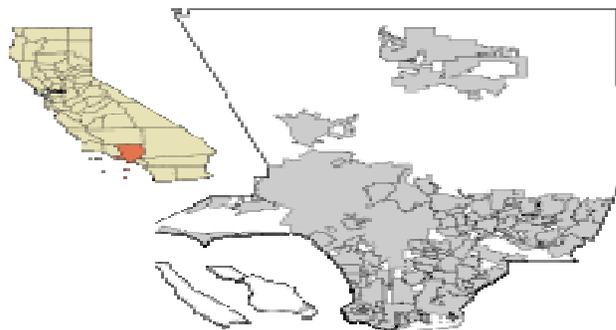


There is lots of grass for your cows. April 3, 2010

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.^[3]

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.

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