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## THE GORMAN REAL ESTATE CO, INC.

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### ACREAGE

**391. 40 acres** - Picturesque 'mile high' setting in Lockwood Valley, approx. 15 miles west of Interstate 5. The property has paved frontage along Lockwood Valley Rd., plus it borders Los Padres National Forest to the west and southwest, providing miles of trails for horseback riding or hiking. Three sides of the acreage are fenced. The area offers four seasons with clear blue skies in the daytime and starlit skies at night, plus the site offers panoramic mountain and valley views...all the makings of a great home/ranch site. Need more land?,,the adjacent 100 acre parcel is also available (listing #392). This property can be yours for only.....\$ 150,000. (SOLD)



**367. 54 acres** - *Price Reduced* for this one of a kind property! 54 acres lying directly north of Quail Lake, only 3 miles east of Interstate 5. Rolling grassland with a couple of mountain springs and, of course, sweeping and panoramic views of Quail Lake and the local mountain ranges. The property borders both State (Quail Lake) and Tejon Ranch property, with the latter being the location of the proposed Centennial Development. A unique property for your home site or recreational use, and don't forget the fishing pole! Owner will even finance for.....\$ 485,000.



**392. 100.9 acres** - Picturesque setting in NE Ventura County, with paved frontage along Lockwood Valley Rd. The property is fenced on 3 sides. There is a new well on site. Power and phone run along the northerly property line. The majority of the property is level with scattered pines. Located in Lockwood Valley, the area offers four seasons, clear blue skies in the daytime, starlit skies at night, plus the site offers panoramic views of the mountains and valley. Owner will even finance for the price of.....\$ 425,000.



COMMERCIAL

**358. 4.84 acres** - Level site zoned C-2 (General Commercial) located south of Lebec, lying adjacent to and between Lebec Road and Interstate 5. The site has a full view from I-5 and access from Lebec Rd., well suited for commercial use. Access from Interstate 5 is provided via the Frazier Park exit or the Lebec exit, with the property positioned halfway in between. Utilities and water are at Lebec Rd. Water is provided from Lebec Water District. The property has an approved tentative parcel map pending for the division of the property into 8 lots, making this an excellent development/investment prospect.....\$ 650,000.



**317. 98.97 acres - Major price reduction!** 98.97 acres lying adjacent to the Flying J Travel Plaza, at the Frazier Park exit, off of Interstate 5. *Approximately 15 acres, lying west of and adjacent to Flying J, is zoned commercial*, with the balance to the south zoned agricultural. This property extends from its northerly boundary along Frazier Mtn Park Rd. south to Falcon Way, the access to Frazier Mtn. High School. Improvements include 2 older homes, outbuildings, water well and fencing. The topography is varied with level terrain to the north and rolling to hilly terrain to the south. In addition to the paved frontage along Frazier Mtn Park Rd., paved access is also provided via Ralphs Ranch Road, to the east. A great location with great potential, plus owner will finance..... \$ 975,000.



