



**Anaheim Hills Saddle Club  
Residential Development**

**± 15.17 ACRES  
ANAHEIM, CA**



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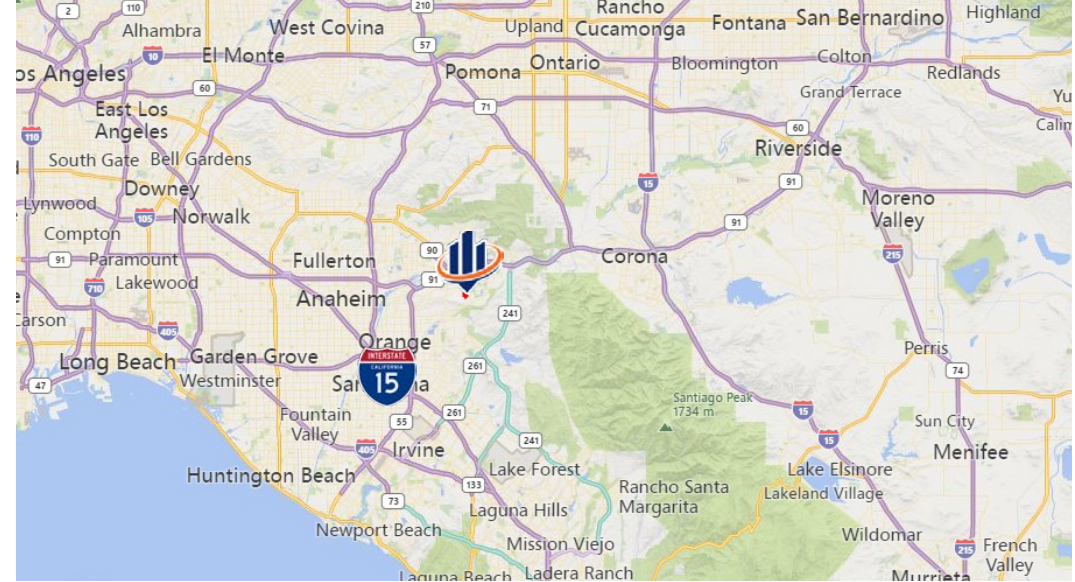
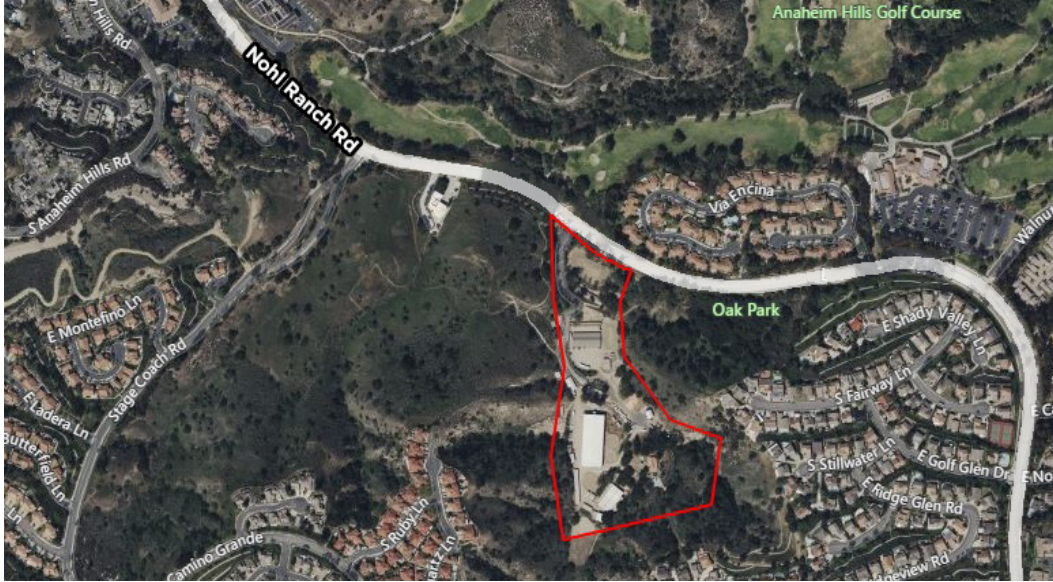
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## Property Summary



### SUMMARY

<b>ADDRESS</b>	6352 E Nohl Ranch Road Anaheim, CA 92807
<b>SIZE</b>	±15.17 acres
<b>APN</b>	085-631-14
<b>ZONING</b>	Transition Zone (T) Open Space Zone (OS)
<b>LAND USE</b>	Open Space Zone (OS)
<b>JURISDICTION</b>	City of Anaheim
<b>PRICE</b>	\$12,500,000

### PROPERTY SUMMARY

SVN Vanguard is pleased to present Anaheim Hills Saddle Club; another rare opportunity to acquire ± 15.17 acres in the City of Anaheim, California with various equine improvements including 2 Caretaker Quarters, riding arenas, over 80 horse stalls and corrals.

The property provides endless possibilities. With large acreage and direct access to horse trails, this property would be perfect for a family estate and ranch living.

Should ranch living not be of interest, one could submit an application to develop other uses.

To view promotional video, please click [HERE](#).

Anaheim Hills Saddle Club

*\* Information obtained from reliable source but not guaranteed*

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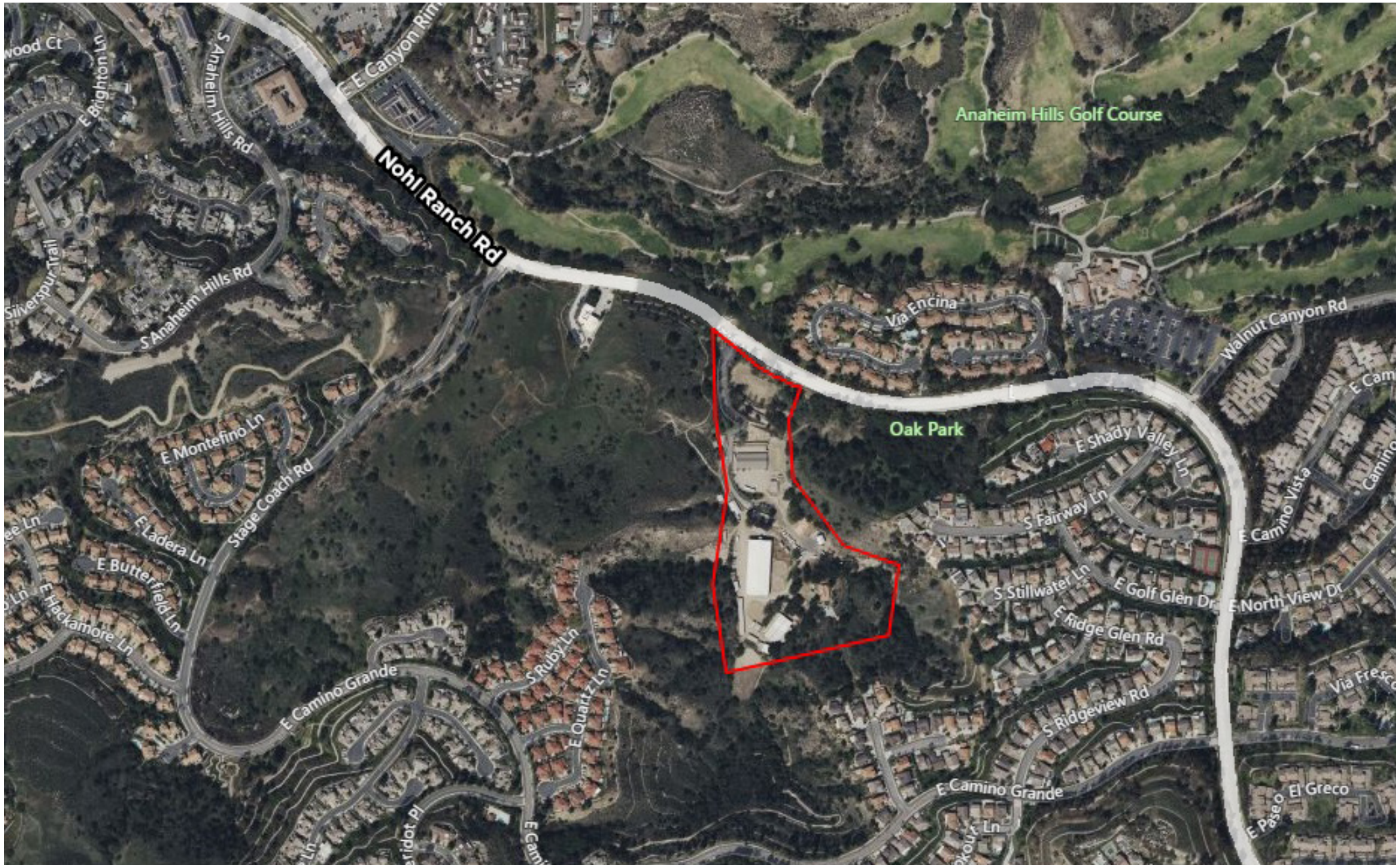
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Aerial Photo



## Aerial View



Anaheim Hills Saddle Club

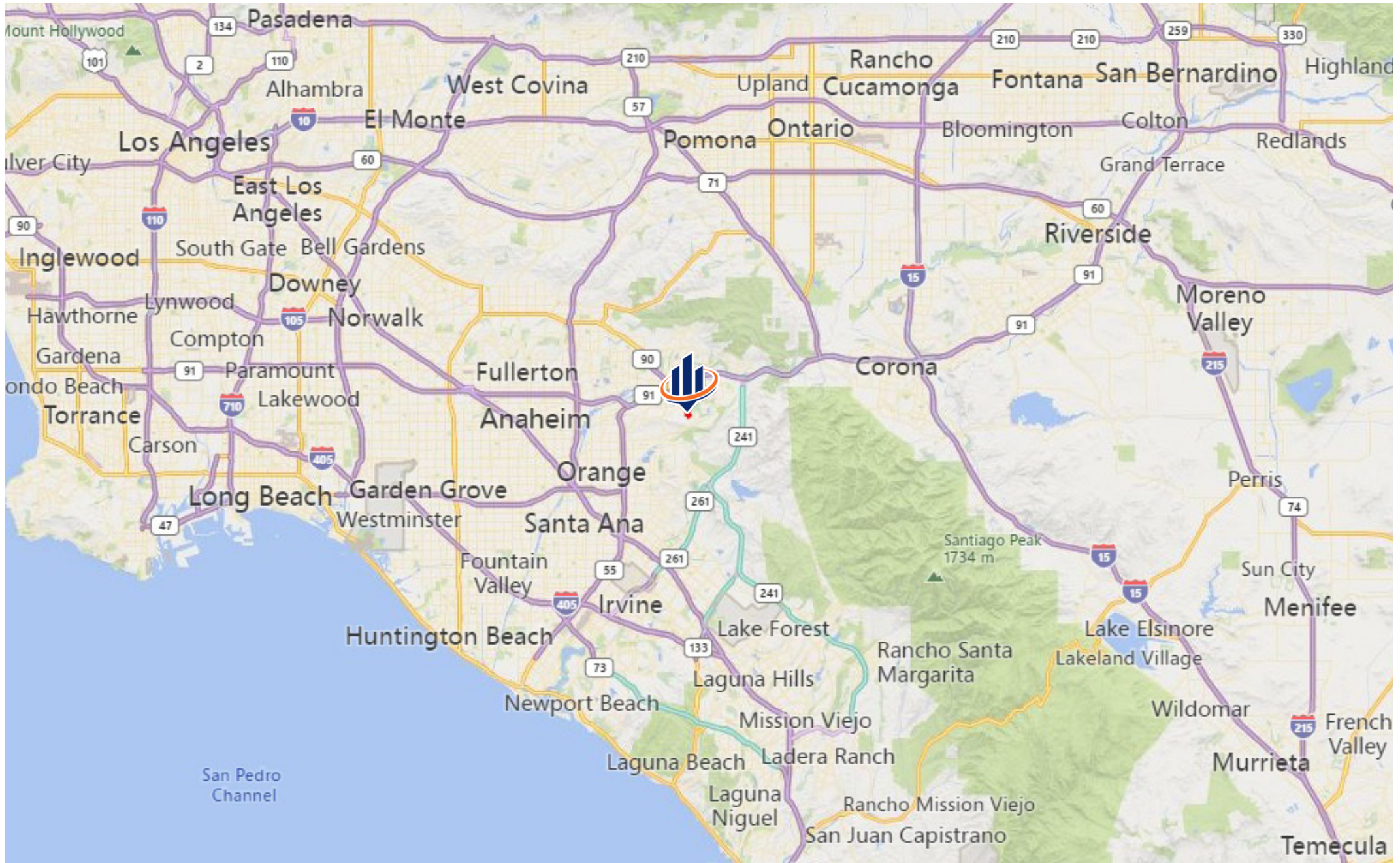
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**SVN**  
VANGUARD  
LAND & MINERAL RESOURCES

## Regional Map



Anaheim Hills Saddle Club

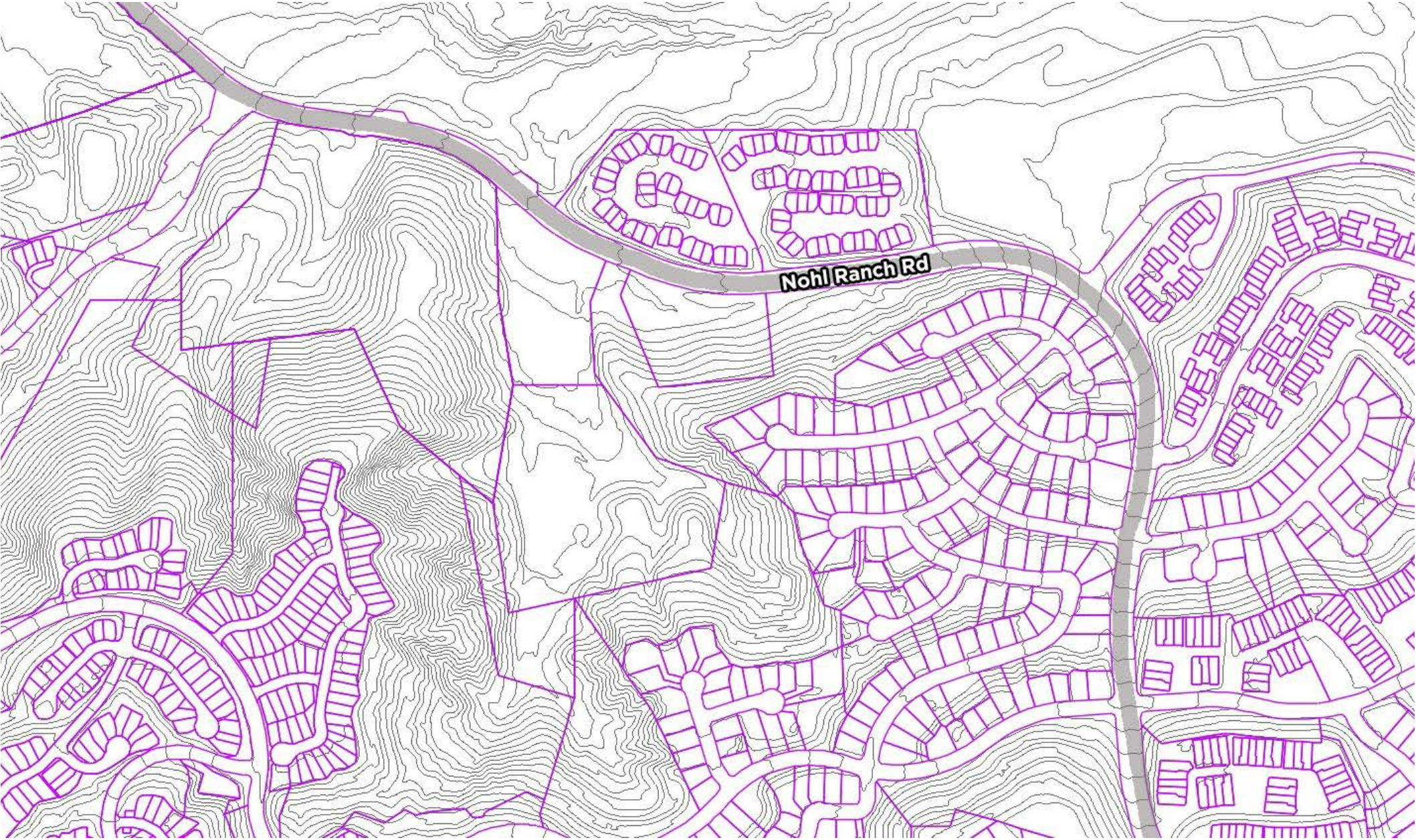
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**Contour Map**



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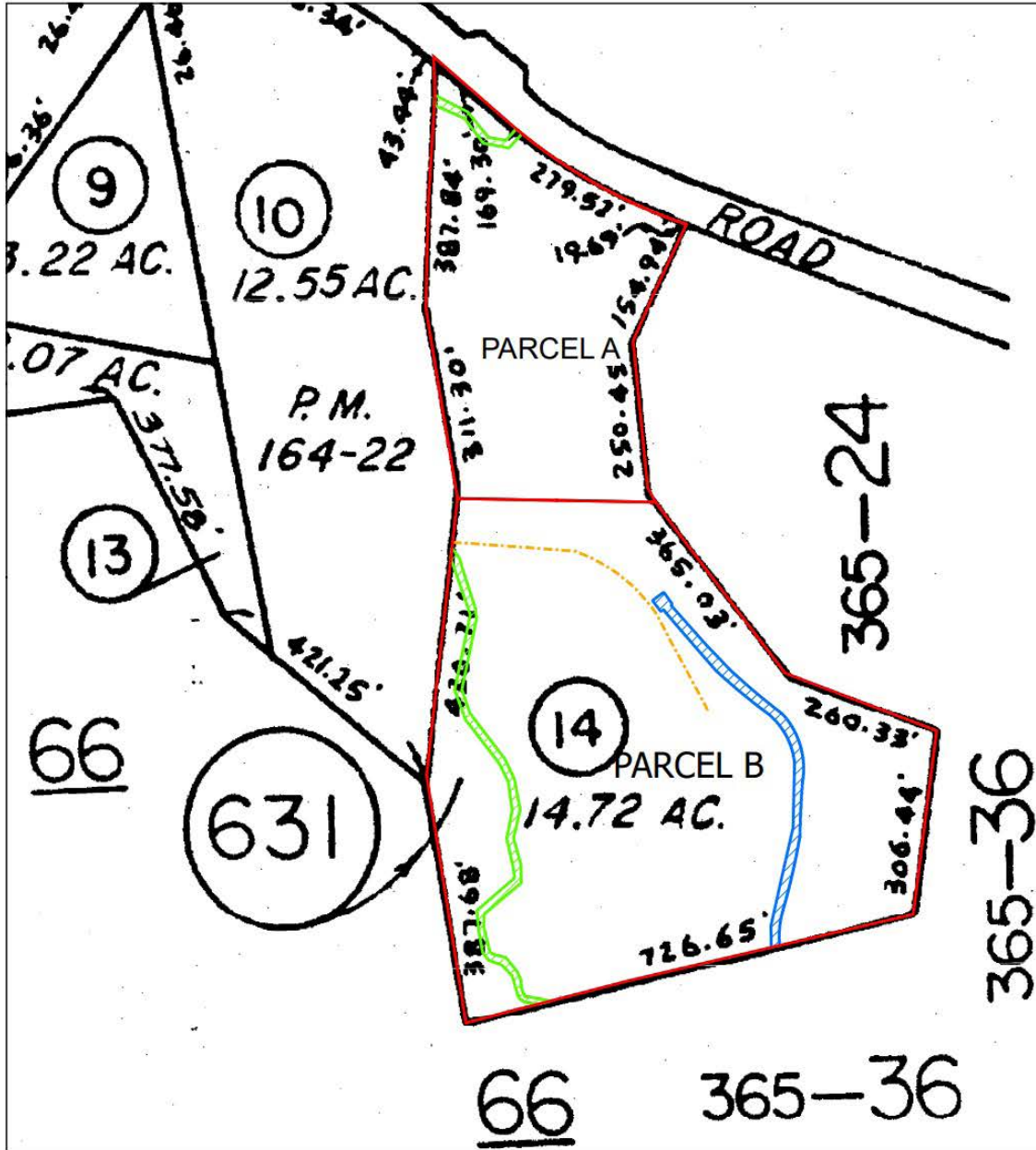
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**Plotted Easements**



File No.: 1046692  
 Location: Orange County, CA

- Legend**
- PARCEL A
  - PARCEL B
  - 12/23/1968 Bk8824 Pg19  
(Public Utilities - Not Plottable)
  - 07/19/1973 Bk10808 Pg786  
(Underground Conduits - Not Plottable)
  - 03/28/1974 Bk11105 Pg910  
(Recreation And Open Space Areas And Riding And Hiking Trails - Not Plottable)
  - 05/16/1974 Bk11146 Pg859  
(Recreational And Open Space And Riding And Hiking Trails - Not Plottable)
  - 01/30/1981 Bk13932 Pg1893  
(Storm Drain)
  - 01/30/1981 Bk13932 Pg1897  
(08/23/1979 Bk13281 Pg328)  
(Undisclosed Width - Ingress And Egress)
  - 01/14/1985 #85-011172  
(Drainage - Not Plottable)
  - 04/12/1985 #85-129835  
(An Equestrian And Hiking Trail)

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NOT TO SCALE