



KOREK LAND COMPANY, INC.



~317 PRIME ACRES
LOS ANGELES COUNTY, CA

LOCATION: On 170th Street W running about 1 mile between Avenues E & F, in the Fairmont area of unincorporated Los Angeles County, CA 93536 (West Lancaster). Near the Antelope Valley California Poppy Preserve, this is a beautiful land-form with tranquility and privacy. Easy commute to I-5 and Highway 14 along Avenue D.

APN/SIZE: APN 3236-008-001 = ~317 acres

TOPO: Flat to gently rolling.

ZONE: Land Use is RL 10 (Rural Land – 10) (maximum density of 1 residential unit for each 10 gross acres of land). Zoning is A-2-2 which allows one dwelling unit per 2 acres.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: The owner is negotiating to have a water-line and turn-out installed along 170th Street W; a major improvement to the Property. Buyer must verify the placement, capacity and availability of utilities. An active solar farm is just north of the Property. The Property is also subject to the Rural Outdoor Lighting District.

USES: This type of west Lancaster property is frequently purchased for investment; i.e. private ranch, equestrian facility, alternative energy, mitigation. A solar energy field is to the north.

PRICE: Asking \$2,950 per acre - the Seller is open to offers!

CONTACT: Larry Lynch (CalDRE 01180573) at (818) 787-3077 or email larry.lynch@korekland.com.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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