



**KOREK LAND COMPANY, INC.**



**237± ACRES – ROSAMOND**  
**KERN COUNTY, CA**

**LOCATION:** Between Dawn and Sweetser Roads, on the west side of 75<sup>th</sup> Street E in the Rosamond area of Kern County, CA 93560. Approximately 1.15 miles east of Tehachapi Willow Springs Road; less than 1 mile east of a Los Angeles DWP utility easement and 1/2 mile west of an existing solar facility.

**APN's/SIZE:** 315-011-34 = 77± acres                      315-011-50 = 160± acres                      **TOTAL 237± acres**

**TOPO:** Basically flat.

**ZONE:** E(5) RS FPS (Estate (5 acre lots) Residential Suburban and Flood Plain combining districts) and A (Exclusive Agriculture) at the SEC section. <http://library.municode.com/HTML/16251/level1/TIT19ZO.html>

**GENERAL PLAN:** 5.5 (Maximum 1 unit per net acre); and 4.4.

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Buyer to determine.

**MISC:** Potential alternative energy, large lot subdivision, agricultural uses, or investment opportunity. The subject property is located in solar friendly Kern County. There are a number of built, planned and in process solar projects within a 5 to 10-mile radius of the property. Learn more from the Kern Economic Development Corporation at: <http://kedc.com/>

**PRICE:** Asking \$2,250,000 – Seller is open to offers.

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**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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