



KOREK LAND COMPANY, INC.

**MAJOR PRICE
REDUCTION!**

320± ACRES
MOJAVE, CA
(COUNTY OF KERN)

LOCATION: North side of Maxwell Road between 20th and 30th Streets W, just north of Backus Road and west of Highway 14 in the Mojave area of Kern County 93501, north of Rosamond (see maps for details).

APN/SIZE: 430-021-08 & 09 = 320± acres.

TOPO: Mixed topography with some flat areas and some fairly steep sloping areas.

ZONE: Kern County: A-1 (Limited Agriculture – 2.5 acres gross per lot). **General Plan:** 8.5 (Resource Management (Min. 20 or 80 acre parcel size)) and 2.4 (Steep Slope). **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Buyer to determine.

MISC: Excellent investment opportunity, potential alternative energy site or large lot subdivision. Also available, 471± acres on Backus Road at Mojave Tropico Road – call for details.

PRICE: **REDUCED TO \$1,280,000!** Asking ~~\$1,600,000~~. Terms may be available.

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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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