



KOREK LAND COMPANY, INC.

ALTERNATIVE ENERGY POTENTIAL

476± ACRES **CANTIL AREA, CA** **(KERN COUNTY)**

LOCATION: The subject is located on the north side of Munsey Road, south side of Rogers Road at Neuralia Road. Parcels are east of Hwy 14, the Union Pacific Rail line and Jawbone Canyon in the Cantil area of Kern County 93519.

APN's/SIZE: 181-150-08 = 75.82± acres 181-140-16 = 143.86± acres 181-130-15 = 39.55± acres
181-130-10 = 97.73± acres 181-130-02 = 100± acres 181-130-03 = 9.54± acres
181-130-04 = 9.54± acres **TOTAL 476.04± acres**

TOPO: Basically flat.

ZONE: A-1 (Limited Agriculture – 2.5 acres gross per lot) and E(20)RS (Estate / Residential Suburban).

GENERAL PLAN: 8.5/2.5 (Resource Management / Flood Hazard) and 5.8 (Residential - minimum 20 gross acres/unit). **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: There are two capped wells on the 143 acre (parcel 16) Buyer to determine availability and capacity of all utilities.

MISC: Located near the 2,200+/- acre Beacon Solar Energy Project and the Barren Ridge Renewable Transmission Project at Phillips Road and Highway 14.

PRICE: Asking \$1,550,000 (\$3,256/acre).

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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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