



KOREK LAND COMPANY, INC.



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 bisected by the Union Pacific Rail line, east of Highway 14 and Jawbone Canyon in the Cantil area of Kern County 93519. Exit Highway 14 at Rogers Road, go east. The property will be on your right in about 1/4 mile.

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, a water tank and two dilapidated structures on the 143-acres (parcel 16). **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Subject is adjacent to the Honda Proving Center test tract and near 8minute Energy's Springbok Solar Projects, the proposed Eland Solar & Storage Center and the Barren Ridge Renewable Transmission Project at Phillips Road and Highway 14. Potential for alternative energy. Nearby 345 acres also available.

PRICE: **REDUCED TO \$1,332,600** (only \$2,800/acre). ~~Asking \$1,428,000 (\$3,000/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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