



KOREK LAND COMPANY, INC.

GATEWAY TO CALIFORNIA CITY!

162± ACRES KERN COUNTY, CA (CALIFORNIA CITY AREA)

LOCATION: The subject is located in unincorporated Kern County, on the east side of California City Blvd, the gateway to California City, at the NEC of Twin Buttes Avenue. The Property has a 1/2 mile of paved road frontage on California City Blvd. There are some nice custom homes to the west along Twin Buttes Avenue.

APN/SIZE: 234-435-01 = 162.24± acres.

TOPO: With the exception of the remarkable butte along the road, the Property is virtually flat.

ZONE: Kern County zoning is A-1 (Limited Agriculture – [Zoning Ord. 19.14](#)) which allows for 1 residential unit per 2.5 acres in addition to crop and animal uses, recreational uses, as well as energy production and mineral extraction with a CUP.

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

UTILITIES: Buyer to determine. There are water district fire hydrants along Twin Buttes Avenue to the west of the Property.

MISC: Nearby Edwards Air Force Base has growing contractor jobs and lacks housing. Neighboring 322 acres also available at the same price per acre (see maps).

PRICE: **Asking \$2,350 per acre.** The seller is open to offers! Other land listings in the area are over three times our asking price. Based upon a solid offer there may be some price flexibility.

CONTACT: Larry D. Lynch CalDRE #01180573 at (310) 919-7803 or larry.lynch@korekland.com for additional information.

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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