



**KOREK LAND COMPANY, INC.**

**GREAT INVESTMENT  
OPPORTUNITY!**

**322± ACRES**  
**KERN COUNTY, CA**  
**(CALIFORNIA CITY AREA)**

**LOCATION:** The subject is in the California City area of Kern County, only 1/2 mile west of California City Blvd, bounded by Joshua Avenue, El Camino Drive, Douglas Avenue and Rosewood Blvd. The Property's NW and SW corners touch the California City boundary. There are some very nice custom homes to the south and west.

**APN/SIZE:** 234-380-01 = 322.5± acres.

**TOPO:** With the exception of two-unique-scenic buttes, which are at each end of the site, the Property it is virtually flat. The very gentle sloping site stretches between the two buttes; a majestic view!

**ZONE:** Kern County zoning is A-1 (Limited Agriculture – [Zoning Ord. 19.14](#)) which allows for one 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 fire hydrants along Twin Butte Avenue with the City jurisdiction.

**MISC:** Due to its size and location, the Property could be annexed into the city and participate in the city's infrastructure program. Nearby Edwards Air Force Base has growing contractor jobs and lacks housing. Neighboring 162 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 the price of our listing. Based on a solid offer there may be some price flexibility.

**CONTACT:** Larry D. Lynch CalDRE #01180573 at (310) 919-7803 or [larry.lynch@korekland.com](mailto: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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