



KOREK LAND COMPANY, INC.

**INVESTMENT OR
CONSERVATION/MITIGATION
OPPORTUNITY!**

100± ACRES
LAKE HUGHES / W. LANCASTER, CA
(LOS ANGELES COUNTY)

LOCATION: In the vicinity of 224th Street W and Avenue F-8 in the Lake Hughes area (W. Lancaster) of the County of Los Angeles, CA 93532. Subject is located south of the California Aqueduct, east of Three Points Road. Neighboring homes address on the 23000 block of Avenue D-15. Access to the subject property is unknown.

APN's/SIZE: 3279-023-017 = 19.8± acres 3279-023-018 = 19.76± acres 3279-024-017 = 19.7± acres
3279-024-018 = 19.72± acres 3279-024-019 = 19.73± acres **TOTAL = 98.71± acres**

TOPO: Rolling to hilly to mountainous.

ZONE: A-2-2 (Heavy Agricultural). Antelope Valley Area Plan Land Use Designation: RL 20 (Rural Land – 20) (maximum density of 1 residential unit for each 20 gross acres of land). Subject is also located in the San Andreas SEA.

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

UTILITIES: BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.

POTENTIAL: Residential uses, ag uses, investment, nature preserve, mitigation or conservation purposes.

PRICE: Asking \$100,000 (\$1,000/acre). Seller is open to offers.

CONTACT: Deanne Boublis – CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420.

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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