



KOREK LAND COMPANY, INC.

**INVESTMENT
OPPORTUNITY!**

64± ACRES
ROSAMOND, CA
(COUNTY OF KERN)

LOCATION: Southwest corner of Mojave-Tropico and Sweetser Roads, 1.5± miles north of Rosamond Blvd., in the Rosamond area of Kern County 93560. Subject is located approximately 5 miles from the Highway 14 / Rosamond Blvd exit or 4 miles from the Highway 14 / Dawn Road exit.

APN/SIZE: 252-014-34 = 64.07± acres

TOPO: Basically flat with ~2,500' of paved road frontage on Sweetser Road and ~1,400' on Mojave-Tropico Road.

ZONE: Kern County: E (2 1/2) RS (Estate (2 1/2-acre minimum lots)). [Zoning Ordinance](#) **General Plan:** 5.4/4.4 (4 dwelling units/net acre maximum) / Willow Springs Specific Plan.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Contact Rosamond Community Services District (661) 256-3411.

BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

POTENTIAL: Large lot subdivision, mobile/modular home(s), gentleman's ranch, ag uses, recreational uses, investment, alternative/solar energy, resource extraction, and more!

MISC: Close to rural ranch housing and solar farms, this is an excellent investment/future development opportunity!

PRICE: Asking \$288,000 (\$4,500/acre).

CONTACT: Deanne Boublis (CalDRE 00970999) 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.

23236 LYONS AVENUE, SUITE 214 ❖ SANTA CLARITA, CA 91321 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992