



KOREK LAND COMPANY, INC.

**“Best Place to Live and Play”
Great Investment!**

~600 acre “Chalk Bluff Ranch”
Bishop/Owens River
(INYO COUNTY, CA)

INYO

COUNTY:

Less than 2% of Inyo County’s land is privately owned. Here is your chance to be part of what National Geographic Magazine has recognized as California’s “Best Place to Live and Play”. Just dream about clean air and water, safe living, privacy, communing with nature with world-class down-hill and cross-country skiing, year-round-fly fishing, backpacking are all nearby. Rock climbing and bouldering abounds with destinations like the nearby world class bouldering at Happy Boulders, along with climbing sites like Too Big to Fail, The Hunk, Jedi Mind Tricks and West Face. Explore the ancient Bristlecone Pines, Mt. Whitney, Death Valley, Crowley Lake and Yosemite Valley. Fly in and out of the Bishop’s general airport; visit the Paiute Place Casino and Law’s Railroad Museum. What a unique and rare opportunity!

LOCATION: In unincorporated Inyo County at ~4,200’ elevation, the Property overlooks the Owens River/Valley, just minutes north-east of the Town of Bishop, CA. This 600-acres occupies most of Section 16, T.6S, R.32E; the adjacent Outpost Ranch, addressed at 1881 Casa Diablo Road, Bishop, CA 93514 is in the south-east corner of Section 16. **Please do not disturb the neighbors!** Visit Seller’s web site at [Chalk Bluff Ranch](#).

DIRECTIONS: From Bishop take Hwy 6 north for approximately 1 mile (from Hwy 395), turn left onto 5 Bridges Road then proceed north to Jean Blanc Road, turn left. Casa Diablo Road is the continuation of Jean Blanc Road running NE to SW beginning at the intersection of Jean Blanc Road, Chalk Bluffs Road and Fish Slough Road. Proceed on Casa Diablo Road about 1.9 miles then turn left at the “attention climbers” sign. In 0.25 miles veer right at the fork and head up to the rise. Turn right just before the entrance to Outpost Ranch (~2.2 miles from Casa Diablo Road), proceed ~0.25 mile and you have arrived.

APN/SIZE: Three APN’s: 010-030-12, 13, & 14 = ~600 acres (see tax map).

TOPO: Very usable rolling terrain. Expansive and scenic views to and over the Owens River, the Town of Bishop and further south for miles down the Owens Valley. The view is framed on the west by the Sierra Nevada range and on the east by the White Mountains. The scene is both expansive and magnificent.

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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CalDRE 00861992

ZONE: County of Inyo OS40 zoning includes various land-uses including hunting and fishing preserves (resort lodge concept), various agricultural uses, home sites and solar-energy production. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Water logically would be provided by a new well (neighbor has a productive-well). Sewer is likely through a private septic or special-processing system. Power may be provided by solar/wind energy methods although grid-power exists in the area. Propane is the likely gas source. **BUYER TO VERIFY ALL UTILITIES RELATED TO BUYER'S INTENDED USE.**

MISC. We think of this as a multi-generational investment! Utilize the site to match the buyer's objectives and preferences. At one time a residential subdivision was contemplated, however let your imagination run wild; the site is one of a kind! Possible uses include:

- An exclusive health/Zen life-style lodge; i.e. Amangiri resort in Utah ([Amangiri](#)). You may choose to explore many new resort-styles for the site.
- A private hunting/fishing/rock climbing club or resort. Skeet and trap range.
- An exclusively private estate, artist's/author's personal retreat, gentlemen's ranch or equestrian facility with helicopter pad.
- Build a personal observatory for stargazing and celestial photography of the spectacular-night sky.
- A unique religious retreat, learning and/or meditation center.
- Establish a wine-grape vineyard (Bishop presently has a high-altitude vineyard as an example).
- Consider a tax-advantageous conservation easement or sale transaction on the portion of the Property you do not use. KLC does not provide tax-advice, **BUYER MUST OBTAIN INDEPENDENT TAX ADVICE & COUNSEL.**
- Consider building solar and/or wind-generated power for your on-site needs; perhaps sell-excess energy to the "grid" via nearby LADWP or SCE sub-stations and transmission lines.

PRICE: Asking price is only \$ 2,990,000. Motivated Seller – Make an Offer!

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