



**KOREK LAND COMPANY, INC.**

**INVESTMENT / DEVELOPMENT  
OPPORTUNITY!**

**50± ACRES**  
**MOJAVE, CA**  
**(COUNTY OF KERN)**

**LOCATION:** Northeast corner of Backus Road and 40<sup>th</sup> Street W in the Mojave area of Kern County 93501. Subject is approximately 2 miles west of the Highway 14 / Backus Road exit and 1/2 mile east of Mojave Tropic Road.

**APN's/SIZE:** 430-070-03 thru 06; 430-070-11 thru 14; and 430-070-19 & 20. Total of ten - 5± acre parcels.

**TOPO:** Basically flat with ~1,700' of paved road frontage on Backus Road.

**ZONE:** Kern County: A-1 (Limited Agriculture) MH (Mobile Home Combining District). The purpose of the MH District is to provide for the installation of mobile homes with or without foundations in agricultural, resource-related, and residential zoned areas. [Zoning Ordinance](#) **General Plan:** 4.3 / Ancient Valley Specific Plan.

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

**UTILITIES:** Subject is located within the AVEK Water District. Sewer – septic.

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

**POTENTIAL:** Mobile/modular or stick-built, custom homes on 5± acre lots, ag uses, recreational uses, investment, alternative / solar energy, and more!

**MISC:** Close to the town of Rosamond, the Cities of Lancaster and Palmdale, Edwards Airforce Base, housing, farming activity and solar / wind farms; this is an excellent investment or future development opportunity!

**PRICE:** Asking \$395,000 – terms available.

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**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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