



KOREK LAND COMPANY, INC.

*Great
Investment!*

**NO BONDS OR
ASSESSMENTS!**

31 RECORDED LOTS
BAKERSFIELD, CA

- LOCATION:** In the very attractive City In The Hills planned community. North of Highway 178, south of Paladino Drive and west of Masterson Street in the City of Bakersfield, CA 93306. Conveniently located near medical facilities, schools, Bakersfield College, Marin Sports Complex and east-west travel. The Bakersfield City School District has a new 50-acre school site in the masterplan.
- APNs:** 31 recorded and partially improved lots identified as: APN's 531-332-14; 531-333-08; 531-341-48 & 49; 531-352-02 thru 09; 531-353-11, 12 & 13; 531-354-02, 03, 04, 07, 08, 11, 12 & 13; 531-355-02, 03, & 04, plus 16 thru 20. The original developer posted subdivision bonds with the city to complete the tract improvements.
- TOPO:** Basically level land.
- VTTM:** Vesting TTM 7337 was recently approved over Final Map 6498. **GENERAL PLAN:** Low Density Residential.
ZONING: PUD. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Utilities are in the area of Tract 7337. Buyer to verify the utility locations and capacities.
- MISC:** **Investors take note! No special assessments or CFD bonds.** Think of the lot-value when the street-improvements are installed!
- PRICE:** **Only \$9,900 per lot.** Make an Offer! Motivated Seller.
- CONTACT:** Larry D. Lynch (CalDRE 01180573) larry.lynch@korekland.com or mobile 310-919-7803.

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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