



KOREK LAND COMPANY, INC.



286± ACRES
LOST HILLS, CA
(COUNTY OF KERN)

LOCATION: North side of State Hwy 46 (Paso Robles Hwy) approximately 6 miles west of I-5 and 5 miles east of Hwy 33 in the Lost Hills area of Kern County 93249. Subject is across from Wonderful Nut Ranches.

APN/SIZE: 057-240-09 = 286± acres

TOPO: Basically flat.

ZONE: Kern County: A (Exclusive Agricultural - 20 acre minimum lots). **General Plan:** 8.3 (Extensive Ag – Minimum 20 or 80 acre parcel size). Subject also shows as Active Williamson Act. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

ALLOWABLE USES:

Livestock grazing; dry land farming; ranching facilities; wildlife & botanical preserves; irrigated croplands; water storage or groundwater recharge areas; and recreational activities, such as gun clubs and guest ranches.

MISC: Subject is near the Lost Hills Oil Field and adjacent to gypsum mines.

UTILITIES: Buyer to determine availability of water and all other services.

PRICE: Asking \$599,000. Seller is motivated, make an offer!

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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.