



KOREK LAND COMPANY, INC.

**INVESTMENT
OPPORTUNITY!**

80± ACRES
CALIFORNIA CITY, CA
(COUNTY OF KERN)

LOCATION: Northeast corner of 140th Street and Lindbergh Blvd, 500± feet south of 20 Mule Team Parkway in the city of California City, Kern County, CA 93504. Subject is 4± miles northeast of the downtown area.

APN/SIZE: 350-031-19 = 80± acres

TOPO: Basically flat.

ZONE/GP: O/RA – [Open Space](#) / [Residential/Agricultural District](#)

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

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

POTENTIAL: Agricultural uses, recreational uses, conservation/open space preserve, mitigation, cemetery, alternative energy uses, investment and more!

MISC: Close to the California City Correctional Facility (CAC).

PRICE: Asking \$176,000 (\$2,200/acre).

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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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