



**KOREK LAND COMPANY, INC.**

**INVESTMENT  
OPPORTUNITY!**

**40± ACRES**  
**CALIFORNIA CITY AREA, CA**  
**(COUNTY OF KERN)**

**LOCATION:** Both sides of California City Blvd at Sandy Avenue, just southeast of the city of California City, Kern County, CA 93505.

**APN's/SIZE:** 350-241-03 = 19.17± acres      350-241-04 = 19.17± acres

**TOPO:** Basically flat.

**ZONE/GP:** E2.5/MH (Estate - 2.5 acre lots/Mobile Home Combining District) [Zoning Ordinance](#) GP: 8.5 (Resource Management) [General Plan/Land Use](#)

**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:** Residential and/or agricultural uses, recreational uses, alternative energy, investment and more!

**PRICE:** Asking \$104,000 (\$2,600/acre).

**CONTACT:** Deanne Boublis (CalDRE 00970999) [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (661) 755-5420.

**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.

23236 LYONS AVENUE, SUITE 214 ❖ SANTA CLARITA, CA 91321 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677  
[www.korekland.com](http://www.korekland.com) ❖ [mail@korekland.com](mailto:mail@korekland.com)

CalDRE 00861992