



KOREK LAND COMPANY, INC.

***GATE GUARDED
COMMUNITY***

**9.75 ± ACRE – CUSTOM HOME LOT
TEHACHAPI AREA (KERN COUNTY), CA**

LOCATION: On El Rancho Drive in the prestigious gate-guarded community of Bear Valley Springs in the Tehachapi area of Kern County, CA 93561. Bear Valley Springs is a resort community northwest of the City of Tehachapi. The entrance to the community is located at 25101 Bear Valley Road, Tehachapi.

APN/SIZE: 344-371-01 = 9.75± acres.

TOPO: Down-sloping.

ZONE/LAND

USE/SP: E(5) RS (Estate – 5 acre minimum) (Residential Suburban Combining District). **LAND USE:** 5.7/2.6 (Min 5 gross acres/unit / Land Use Designations Unique to Specific Plans). **SPECIFIC PLAN:** [Greater Tehachapi Area SP](#)

BUYER TO VERIFY ZONING AND LAND USE PLAN FOR BUYER'S INTENDED USE.

UTILITIES: [Bear Valley Community Services District](#) (661) 821-4428.

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

MISC: Build your dream home or vacation home! This is a beautiful, serene and scenic, custom home community with amenities galore including a clubhouse, pool, Oak Tree Golf Course, tennis/pickleball courts, lakes, fitness and equestrian centers, restaurants, 55 miles of riding or hiking trails, campgrounds, shooting range! Current HOA fees are \$1,776/year. [Bear Valley Springs Association](#)

PRICE: Asking \$40,000.

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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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