



KOREK LAND COMPANY, INC.

**Rural-Ranch Home(s),
Recreational Getaway,
Mitigation/Conservation**

24± ACRES
CITY OF PALMDALE

LOCATION: In the vicinity of Barrel Springs Road and Sierra Highway, abutting the north side of the California Aqueduct in the City of Palmdale (93550). The Barrel Springs Trail, used by hikers and horse riders, runs along the property's northern boundary.

APN's/SIZE: 3053-022-012 thru 017; 3053-022-021 & 022; and 3053-022-060
These nine parcels range from 2.29 to 3.47 acres for a total of 24.06± acres

TOPO: Rolling.

ZONE: R-1-15,000 (Single Family Residential – 15,000 SF minimum lot size). **Land Use Designation:** SFR-2 (Single Family Residential) (0 – 3 du/ac).

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.

POTENTIAL: Rural-ranch home(s), recreational getaway, mitigation/conservation, investment opportunity, etc. Private location with all the amenities of the city close by! Additional acreage available, call for details.

PRICE: Asking \$288,720 (\$12,000/acre).

CONTACT: Deanne Boubliis – CalDRE 00970999 at deanne.boubliis@korekland.com or (661) 755-5420. This is a shared listing with David Matian – CalDRE 01965681 davidmatian@me.com or (310) 993-9412,

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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992