



**KOREK LAND COMPANY, INC.**

**AG USES / INVESTMENT /  
MITIGATION / ALT ENERGY**

**80± ACRES**  
**PALMDALE AREA, CA**  
**(COUNTY OF LOS ANGELES)**

**LOCATION:** Southwest corner of 258<sup>th</sup> Street E and Avenue V, in the Palmdale area of Los Angeles County, CA 93591. From Pearblossom Highway go north on 263<sup>rd</sup> Street E for approximately 1 mile; turn left on to E Avenue V; subject will be on your left in approximately 1/2 mile (see maps for details). Subject is contiguous to the Llano area of LA County, near the LA / San Bernardino County line.

**APN/SIZE:** 3089-009-013 = 79.73± gross acres (70.39± acres net of utility easement)

**TOPO:** Basically flat.

**ZONE:** Los Angeles County A-2-2 (Heavy Agriculture). Land Use Designation: RL 20 (Rural Land-20) (maximum density of 1 residential unit for each 20 gross acres of land). Subject is also located in the Antelope Valley SEA.

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

**UTILITIES:** Buyer to determine, there are some homes and miscellaneous structures with utilities nearby.  
**BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**MISC:** There is an Edison powerline easement running diagonally through the northern portion of the property. Potential uses include greenhouses, agricultural and agricultural industries; breeding and raising animals; residential subdivision; resource extraction and energy development; recreational uses; mitigation/conservation and more!

**PRICE:** Asking \$264,000 (\$3,300/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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