



KOREK LAND COMPANY, INC.

**BULK SALE
OPPORTUNITY!**

65± ACRES
ANTELOPE VALLEY

LOCATION: These parcels are located in the City of Lancaster and various communities throughout the Antelope Valley, Northern Los Angeles County, CA including the areas of Sun Village, Littlerock and Leona Valley.

APN's/SIZE: Eight separate parcels totaling 64.99± acres. See maps for APN's and location.

TOPO: Mostly flat.

ZONING/

LAND USE: See [Exhibit A](#).

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

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

POTENTIAL: Investment / future development.

PRICE: Asking \$745,000. These properties can be purchased in a bulk transaction or as individual parcels. See [Exhibit A](#) for individual parcel pricing.

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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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