



KOREK LAND COMPANY, INC.

**EXCELLENT INVESTMENT
OPPORTUNITY!**

17± ACRES
FAIRMONT AREA
(COUNTY OF LOS ANGELES, CA)

LOCATION: On Lancaster Road between 195th Street W and 200th Street W, in the Fairmont area of Los Angeles County, CA 93536. From State Highway 138 (Avenue D), go south on 190th Street W to Lancaster Road (Avenue F going east), turn right (west). The subject property will be on your right in approximately .6 miles.

APN/SIZE: 3238-015-010 = 17.24± acres

TOPO: Basically flat.

ZONE: Los Angeles County A-2-2 (Heavy Agriculture). Land Use Designation: RL 10 (Rural Land-10) (maximum density of 1 residential unit for each 10 gross acres of land).

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: The Arthur B. Ripley Desert Woodland State Park is just west of the subject at 200th Street W. Potential uses include investment; agricultural and agricultural industries; breeding and raising animals; residential; energy development; recreational uses; mitigation/conservation and more!

PRICE: Asking \$76,500 (\$4,400/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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