



**KOREK LAND COMPANY, INC.**

***PRICED TO SELL!***

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

**LOCATION:** West side of Sierra Hwy, north of Pearblossom Hwy in the Palmdale area of Los Angeles County, CA 93550. Subject is adjacent to the Antelope Valley-East Kern Water Agency's Acton Water Treatment Plant. Neighboring houses address at 36023 and 36061 Sierra Hwy.

**APN's/SIZE:** 3053-021-054 = 4.33± acres                      3053-021-057 = 3.49± acres                      **TOTAL = 7.82± acres**

**TOPO:**                      Hilly with a fairly, flat pad area on parcel 054.

**ZONE/GP:**                      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 THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:**                      **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**MISC:**                      Build your dream home! Quiet location with tremendous views and all the amenities of the city close by.

**PRICE:**                      Asking \$58,500.

**CONTACT:**                      Deanne Boublis (CalDRE 00970999) [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (661) 755-5420.

**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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