



KOREK LAND COMPANY, INC.

Make an Offer!
Seller Financing Available

~1,275 ACRES – Many Opportunities; Great Investment
Possible Data Center on Solar Energy!
INYO COUNTY, CA

LOCATION: The Property is in Owens Valley ~5 miles east of Hwy 395/ town of Independence, at the base of the Inyo/White Mountains, within Sections, 17, 18, 19, 20, 28, & 29, in T13 S, R36 E. - Mt. Diablo B&M, Inyo County, CA 93526. Just south of the cities of Bishop and Mammoth.

DIRECTIONS: Mazourka Canyon Road intersects Hwy 395 at the south end of Independence. Proceed east along Mazourka Canyon Road, as noted in the following milestones **(See maps for directions):**

- Proceed past the L. A. Aqueduct and Owens River to the end of pavement at the Kearsarge-Depot-historic marker/railroad tracks (Benchmark 3763 is at this location). Then the Property is reached very easily in one of two ways:
- **Either:**
 - o Proceed east ~0.3 miles from the end of the pavement and turn right on the first dirt road; shown on our maps as Dirt Road A. The Property's western boundary/Section 18 is about 0.5 miles along Dirt Road A. Continue along Dirt Road A to intersect with Dirt Rd. B
- **Or, alternatively:**
 - o Proceed east from the end of pavement (cumulative 6.1 miles from Hwy 395) and turn right on the dirt road, shown on our map as Dirt Road B. The Property boundary is about 0.75 miles south along Dirt Road B. This north-eastern corner of the Property is in Section 17.
 - o Dirt Road B intersects with Dirt Road A. ~1 mile south of the last turn.

PROPERTY: **According to the County less than 1.9% of Inyo County land is privately held.** This private Property (APN 22-210-10 and 22-220-13) is one of the largest privately held parcels in the County. The site is on the valley floor, at about 3,400' to 3,900' elevation, with commanding views of the High Sierras, the White & Inyo Mountains and Mt. Whitney (14,505'). The topographic expression is about a fairly consistent slope from the northeast (high) to the southwest (low), ideal for solar energy utilization and agriculture uses.

WATER: In the past, two very productive water wells operated on the Property (now only casings):
The most easterly well site is near the NEC of the Dirt Road A & B intersection, in section 17. The other well site is on the north side of Dirt Road B., about 0.1 mile west of the Dirt Road A & B intersection. We have no information on the current well-casing condition. Neither well site presently has any equipment.

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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CalDRE 00861992

- Some years ago, a 96 hour-well-production test was conducted by independent engineers showing that each well produced ~450 GPM (2 Ac. Ft. per day) with a remarkably low drawdown of under 40'. The water table ranged from 40 to 235 feet.
- A geo-hydrological assessment estimated the underground-water-recharge rate at an impressive ~3,000 Ac Ft / year (~325,000 gals /Ac Ft). This amounts to almost 1 billion gallons of fresh snowmelt water.
- There is water demand from local ranchers as well. A water trade perhaps could be negotiated.

In 2007 Babcock Labs ran a water-quality analysis with excellent results. The total hardness was only 200, Nitrates of 1.4, and turbidity of 0.22 are all consistent with or better than many bottled drinking water.

ENERGY: Inyo County has conducted an EIR concerning County wide large-scale-renewable-energy plants. The site is conducive to solar/wind-energy production given the topographic north-east to south-west orientation and solar/wind intensities. This lends itself for Property usage completely "off-the-grid".

NEED: The demand for data centers is huge! This Property has the land area and the proper NE to SW slope to construct hundreds of acres of solar energy so important to a data Center. For illustration purposes 100 acres of solar can produce enough electricity to accommodate 400 homes for a year.

FARMING: The Owens Valley has a rich agricultural history. The alluvial soils may be suitable for a number of productive crops including nuts, fruit trees (i.e. apples, cherry), vineyards, and lilac. Like in Argentina's Mendoza wine growing region, which is at a high elevation, this Property also lends itself to fine wine grape growing and production. A couple of high altitude producing grape vineyards are above Bishop. Greenhouse specialty crops may also be viable for a number of crops which are presently imported from the middle-east and Mexico; medical marijuana growing may also be possible.

BUSINESS: Explore business strategies to complement farming and energy:

- Construct a data center or research facility with solar power.
- Start or expand a craft brewery production facility.
- Bottle 325,000 gallons of water annually (~1 million bottles)
- Create a Golf-course-resort-style community, a spa-type-health resort.
- A meditation-retreat and/or religious center.
- Ideal for telescope and night-sky viewing.
- Primary and secondary housing opportunities.
- Ranchettes, horseback keeping, training, riding and animal husbandry.
- Hunting, fishing, backpacking, and other recreational opportunities abound in the area.

ZONING: Inyo County Resource. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

PRICE: Price reduced to \$6,375,000. Seller is open to carry back financing.

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