



KOREK LAND COMPANY, INC.

**INVESTMENT/FUTURE
DEVELOPMENT SITE!**

75± ACRES
ROSAMOND AREA
(COUNTY OF KERN, CA)

LOCATION: Northeast corner of 75th Street W and Elder Avenue, between Gaskell Road and Avenue A in the Rosamond area of Kern County, CA 93560. The Highway 14 / Avenue A exit is 5± miles southeast of the subject.

APN/SIZE: 374-260-10 = 75.55± acres

TOPO: Site is basically flat with over 1,250' of 75th Street W frontage.

ZONE: Kern County A (Exclusive Agriculture) FPS (Floodplain Secondary). **General Plan:** 3.3/2.8 and 8.5/2.8

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

UTILITIES: Contact Rosamond Community Services District (661) 256-3411.

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

POTENTIAL: Large lot subdivision, mobile/modular home(s), gentleman's ranch, ag uses, recreational uses, investment, alternative/solar energy, resource extraction, and more!

MISC: Close to rural ranch housing, ag/livestock uses, solar farms and the Willow Springs Raceway.

PRICE: Asking \$895,000 – **SELLER IS OPEN TO OFFERS!**

CONTACT: Deanne Boublis (CalDRE 00970999) 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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