



KOREK LAND COMPANY, INC.

**IGNORE THE ASKING PRICE
MAKE AN OFFER!**

20± ACRES
APPLE VALLEY AREA
SAN BERNARDINO COUNTY, CA

LOCATION: The Property is located about a mile south of Highway 18 on Joshua Road between Ashland Road and Ocotillo Way in the Apple Valley area of San Bernardino County, 92308 (Sec. 14, T4N, R2W). County Road cuts through the Property NW to SE. The Town of Apple Valley is about 11 miles to the north-west.

APN/SIZE: 0435-311-21 approximately 20 acres.

TOPO: Gentle topography

ZONE: LV/RL (Lucerne Valley/Rural Living) allows for a single home and auxiliary unit.

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

UTILITIES: Unknown, Buyer to determine availability for Buyer's intended use.

AREA: This is rural, high desert land for recreation, off the grid lifestyle and appreciation of the solitude that comes with communing with nature and Josuha Trees.

PRICE: **Reduced to \$58,800;** but just ignore it and make an offer!

CONTACT: Larry D. Lynch – CalDRE 01180573 at larry.lynch@korekland.com or (310) 919-7803.

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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992