



KOREK LAND COMPANY, INC.

**BULK SALE
OPPORTUNITY!**

868± ACRES
KERN COUNTY, CA

LOCATION: Three parcels totaling 130 acres are located west of Highway 14, north of Highway 58 in the Mojave area 93501. Two parcels totaling 285 acres are located on Rosewood and Sequoia Blvds and Tamarack Avenue, north of Highway 58, east of California City in the N Edwards area 93523. A 317-acre parcel is located on the 20000 block of Joshua Avenue in the Boron area 93516. A 166-acre parcel is located less than 1-mile north of Highway 58, west of Neuralia Road in the Mojave area 93501. All parcels are in Kern County, CA.

APN's/SIZE: Seven separate parcels totaling 868.16± acres. See [Map](#) for details.

TOPO: Varies per parcel - some flat, some rolling, some fairly steep slopes.

ZONING: See [Exhibit A](#).

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

UTILITIES: **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: Investment / future development.

PRICE: **REDUCED TO \$1,796,000!** Asking \$2,245,000 (\$2,500/acre).

CONTACT: Deanne Boublis – CalDRE 00970999 at 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.

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