



KOREK LAND COMPANY, INC.

~64.5-acre Mono County, CA **Accessible via the Bishop and Mammoth Airports**

- LOCATION:** The Property is located at about 4,500' elevation in a high-desert valley, at the NWC of the all-weather (accessible year-round) Highway 6 and Dawson Ranch Road, in Mono County, CA (93514). The site is less than 30 minutes from the Town of Bishop and the Eastern Sierra Regional (BIH) airport, and less than an hour from the Mammoth Yosemite (MMH) airport.
- APN's/SIZE:** 025-200-027 = 64.5± acres. About 75% of the Property is fenced.
- TOPO:** Flat to gently rolling terrain. Expansive views of the snowcapped Eastern Sierras and the White Mountains.
- SOILS:** Well drained coarse texture sand and silt over Bishop Tuff. Possible uses include various crops including alfalfa (high level production in the area), potatoes and garlic; Tree crops of various stone fruit along with nuts like Almonds and Pistachios.; Much like parts of Spain, Chile and Argentina high-altitude wine grape vineyards; Tempranillo, Grenache, Mourvedre, Viognier and Riesling clones are possibilities.
- ZONE:** Mono County Zoning is Ag. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Water is supplied by a new 400+ GPM, 500' deep well drawing from a snow melt aquifer (well data is available). Wastewater disposal by leach fields, septic pits or gray water usage. Power supply is from existing PG&E above ground lines in the area. Solar/wind power may be developed to offset costs. Propane is the likely gas source. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**
- IDEAS:** Some great opportunities are open to the Buyer; imagine what this could be:
- **Great investment** for present or future development. Develop income producing power and crops.
 - Install high altitude **wine vineyards** i.e. Argentina, Chile and Spain. Existing vineyards are around Bishop currently.
 - Single home site, **family compound**, star gazing, caretaker residence; Great retreat for writers and creative outlets.
 - Buy with friends to enjoy adventure, **nearby recreation, and income opportunities.**
 - **Subdivide** into 4 or 5 lots (~12 to 15 acre lots). Use, hold, or sell parts. **Adequate water** for homes and farming.
 - Establish a ranch, with **horses and livestock** with alfalfa and/or Timothy Hay pastures; Equestrian training
 - **Plant orchards** i.e. nuts, stone fruit, cherries, apples, pears, and olives.
 - **Plant row crops** i.e. garlic, potatoes, and lavender. Many other annual plantings for personal use during the spring, summer and early fall.
- PRICE:** Asking \$399,000. The existing well is likely 25% of the asking price. Make an offer!
- CONTACT:** Larry D. Lynch (CalDRE 01180573) 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.

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