



KOREK LAND COMPANY, INC.

**POTENTIAL ALTERNATIVE
ENERGY / LARGE LOT
SUBDIVISION / INVESTMENT**

**471 ± ACRES
MOJAVE, CA
(COUNTY OF KERN)**

- LOCATION:** North side of Backus Road on both sides of Mojave Tropico Road, west of Highway 14 in the Mojave area of Kern County 93501, north of the town of Rosamond. Both Backus and Mojave Tropico are paved roads.
- APN/SIZE:** 345-021-02 = 470.8± acres.
- TOPO:** The westerly 320± acres are basically flat while the remaining acreage is hilly to steeply sloping.
- ZONE:** Kern County: E(2 1/2)RS (Estate (2.5 acre lots) Residential Suburban combining district) and A (Exclusive Agriculture – 20 acres gross per lot). **General Plan:** 4.3 (Specific Plan Required), 8.5 (Resource Management (Min 20 or 80 acre parcel size)) and 2.4 (Steep Slope). **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Buyer to determine.
- MISC:** Potential large lot subdivision, alternative energy site, or investment opportunity. Scenic Soledad Mountain is to the east. Also available, 320± acres to the east at Maxwell Road between 20th and 30th Streets W – call for details.
- PRICE:** Asking \$2,355,000 (\$5,000). ***ALL OFFERS WILL BE CONSIDERED!*** Terms may be available.
- CONTACT:** Deanne Boubliis CalDRE 00970999 at deanne.boubliis@korekland.com or (818) 787-3077.

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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992