



KOREK LAND COMPANY, INC.

**LONG TERM
INVESTMENT!**

~18 AC SUBURBAN RESIDENTIAL
BAKERSFIELD, CA

LOCATION: 194 E. White Lane (on the south-end) and 1401 Brook Street (on the north-end), (City of Bakersfield Planning source) in the City of Bakersfield, CA 93307. Subject is located between the Bakersfield Municipal Airport and Cottonwood Road (2nd parcel west of Cottonwood). Hwy 99/White Lane on/off ramp is just a short drive west of the subject.

SITE: APN 172-070-09 is a level, ~18 acre property, currently under-utilized as horse property.

ZONE: RS (Suburban Residential - 2.5 acres per unit) City of Bakersfield.
BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Available in the area.

PRICE: Priced to sell at \$549,000 (~\$30,000 per acre). About 33% of a previous appraisal. **Motivated Seller - Bring All Offers!** Seller is open to Seller financing proposals

CONTACT: Larry Lynch (Cal BRE #01180573) at (818) 787-3077 or larry.lynch@korekland.com for additional information.

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

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