



KOREK LAND COMPANY, INC.

INVESTMENT / FUTURE DEVELOPMENT OPPORTUNITY!

485± ACRES ROSAMOND, CA (COUNTY OF KERN)

LOCATION: This site is located on Frontage Road, Highway 14 and Sierra Highway, north of Rosamond Blvd, in the Rosamond area of Kern County, CA 93560. From Highway 14, exit Rosamond Blvd then go west to Frontage Road, turn right. You will reach the property's southern boundary in about 5,900' - just over 1 mile. Rattlesnake Road runs north-westerly into the property at its center (see maps for details).

APN's/SIZE: 471-022-07 = 460± acres 471-022-08 = 18.1± acres 471-022-09 = 3.95± acres
471-022-10 = 1.07± acres 471-022-13 = 1.39± acres **TOTAL 484.51± acres**
Parcels 08 and 13 have approximately 15 acres sitting east of Highway 14 with frontage on Sierra Hwy.

TOPO: Mixed with some flat to rolling to hilly topography.

ZONE: Kern County: A & A-1 (Limited Agriculture). [Zoning Ordinance](#) **General Plan:** 8.5/2.4 Resource Management (Min. 20 or 80-acre parcel size) / Steep Slope & 5.6/2.5 Minimum 2.5 gross acres/unit / Flood Hazard.

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

UTILITIES: Buyer to determine. Contact Rosamond Community Services District (661) 256-3411.

BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Subject is adjacent to the Big Iron Mining Pit on Rattlesnake Road. Potential uses include agricultural and agricultural industries; breeding and raising animals; residential/large lot subdivision; utility and communications facilities; resource extraction and energy development; recreational uses; retreat, and more! Buyer may want to parcel off the 15+/- acres on Sierra Hwy for a future commercial/industrial use.

PRICE: **REDUCED TO \$3,600/acre (\$1,746,000)!** Asking ~~\$4,000/acre (\$1,938,000).~~

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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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