



KOREK LAND COMPANY, INC.

**INVESTMENT / ALT ENERGY /
RESOURCE EXTRACTION**

20± ACRES
ROSAMOND AREA / KERN COUNTY, CA

LOCATION: On Tehachapi Willow Springs Road, just north of Backus Road in the Rosamond area of Kern County, CA 93560. Tehachapi Willow Springs Road is a well-traveled road leading into the City of Tehachapi. The subject property is less than 8 miles west of the Highway 14 / Backus Road exit.

APN/SIZE: 346-120-20 = 19.73± acres.

TOPO: Basically flat with ~660' of Tehachapi Willow Springs Road frontage.

ZONE/LAND

USE/SP: A (Exclusive Agriculture District). **LAND USE:** 8.3 Extensive Agriculture (Minimum 20 or 80 acre parcel size)

BUYER TO VERIFY ZONING AND LAND USE PLAN FOR BUYER'S INTENDED USE.

UTILITIES: [Antelope Valley-East Kern Water Agency](#) (661) 943-3201.

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

MISC: Potential for agricultural uses including crops, breeding and raising animals, and agricultural industries; residential use; or resource extraction and energy development uses. This is an area of mining activity as well as wind and solar farms.

PRICE: Asking \$120,000.

CONTACT: Deanne Boublis (CalDRE 00970999) 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