

## 435 Acres in Kern County, CA

The 435 acre property consists of three vacant parcels in Kern County, CA. It is located one mile west of North Edwards, CA and one-half mile north of the Rosamond exit (clover leaf) on Highway 58. The property is in close proximity to Edwards Air Force Base.

The parcels are

- 315 acre parcel: 233-340-01-7 [ATN: 233-340-01-00-0]
- 80 acre parcel: 233-470-07-9 [ATN: 233-470-07-00-6]
- 40 acre parcel: 233-470-29-3 [ATN: 233-470-29-00-0]

The attached map shows the relative location of the three parcels as well as their location relative to the City of North Edwards, Edwards Air Force Base, and Highway 58.



### Utilities

The property is adjacent to power lines. There is not a water well.

### Prior Usage and Zoning

The property is flat, vacant, undeveloped land. It is desert land with sand and sage brush. An 80 acre portion of the 315 acre parcel was used many years ago as a rock borrow site (surface gravel mine). The property is zoned Agricultural.

**Property Taxes**

The 2024 property taxes were \$2,312.

**Pricing**

The price of the property is \$4,000 per acre. The seller would prefer to sell all three parcels together.

**Contact Information**

The property is owned by North Edwards 435, LLC. The contact person is

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