



KOREK LAND COMPANY, INC.

**INVESTMENT / ALT ENERGY /  
CONSERVATION / MITIGATION**

**643± ACRES**  
**CALIFORNIA CITY, CA**  
**(COUNTY OF KERN)**

**LOCATION:** Joshua Blvd on the north, Desert View Avenue on the south, 140<sup>th</sup> Street on the west and Castle Butte Road on the east in the California City area of the County of Kern County, CA 93523. Subject is 2± miles east of California City Blvd and 3.25± miles north of State Highway 58.

**APN/SIZE:** 233-053-37 = 320.25± acres      233-053-38 = 322.99± acres      **TOTAL = 643.24± ACRES**

**TOPO:** Basically flat.

**ZONE/GP:** A-1 / 8.5 – Limited Agriculture / Resource Management The purpose of the Limited Agriculture (A-1) District is to designate areas suitable for a combination of estate-type residential development, agricultural uses, and other compatible uses.

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

**UTILITIES:** **BUYER TO DETERMINE AVAILABILITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**POTENTIAL:** Agricultural uses, residential uses, resource extraction and alternative energy development, recreation, entertainment and tourist facilities, conservation/open space, mitigation, investment...

**PRICE:** Asking \$1,093,500 (\$1,700/acre).

**CONTACT:** Deanne Boublis (CalDRE 00970999) [deanne.boublis@korekland.com](mailto: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](http://www.korekland.com) ♦ [mail@korekland.com](mailto:mail@korekland.com)

CalDRE 00861992