



KOREK LAND COMPANY, INC.

**MAJOR PRICE
REDUCTION!**

345± ACRES
CANTIL AREA
(KERN COUNTY. CA)

LOCATION: The subject is located on the west side of Cheyenne Blvd between Anne and Harriet Avenues east of the Union Pacific Rail line in the Cantil area of Kern County 93519.

APN/SIZE: 469-040-03 = 345± acres

TOPO: Basically flat.

ZONE: A FPS (Exclusive Agriculture / Floodplain Secondary).

**GENERAL
PLAN:** 8.5/2.5 (Resource Management / Flood Hazard).

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Buyer to determine.

MISC: Alternative energy potential! Subject is located adjacent to the 2,200+/- acre Beacon Solar Energy Project, near the Springbok projects and the Barren Ridge Renewable Transmission Project at Phillips Road and Highway 14.

ADDITIONAL: Also available - 476 acres at Munsey and Neuralia Roads.

PRICE: **REDUCED TO \$966,000 (only \$2,800/acre!).** Asking ~~\$1,466,250 (\$4,250/acre).~~

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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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