



KOREK LAND COMPANY, INC.

**INVESTMENT
OPPORTUNITY!**

241± ACRES – ROSAMOND
KERN COUNTY, CA

LOCATION: Between Dawn and Sweetser/Hamilton Roads, on the west side of 75th Street W in the Rosamond area of Kern County, CA 93560. Approximately 1.15 miles east of Tehachapi Willow Springs Road; less than 1 mile east of a Los Angeles DWP utility easement and 1/2 mile west of an existing solar facility. Favorito Avenue bisects the middle of the property and is a well maintained, dirt road with utility lines.

APN's/SIZE: 315-011-34 = 80± acres 315-011-50 = 161± acres **TOTAL 241± acres**

TOPO: Flat to rolling.

ZONE: E(5) RS FPS (Estate (5 acre lots) Residential Suburban and Flood Plain combining districts) and A (Exclusive Agriculture) at the SEC section. [Zoning Code](#)

GENERAL PLAN: 5.5 (Maximum 1 unit per net acre); and 4.4. [Land Use Data](#)

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

UTILITIES: Buyer to determine.

MISC: Potential large lot subdivision, agricultural uses, investment or mitigation opportunity. The subject property is located in solar friendly Kern County. There are a number of built, planned and in process solar projects within a 5 to 10-mile radius of the property. Learn more from the Kern Economic Development Corporation at: [KEDC](#)

PRICE: Asking \$853,500 (\$3,500/acre). Seller is open to offers.

CONTACT: Deanne Boubliis CalDRE 00970999 at (661) 755-5420 or deanne.boubliis@korekland.com.

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