





BIG VALLEY
REAL ESTATE

Large Parcel Well Located to Hwy 58 & Edwards AFB!

North Edwards, California 93523

Over an acre fronting onto Claymine Road in North Edwards, just minutes from Edwards AFB. Ultra commutable location, just off the Hwy 58 frontage road and adjacent to the Sunset Apartments, with water, electric and natural gas available. A-1 zoned with the potential for a variety of agricultural uses or building a home, and a unique location that may lend itself to a zone change or CUP with the right planning. Check with Kern County Planning Department for all possible uses. Great financing available!

Seller is willing to carry a loan with as little as 10-25% down and amortize the balance over 15-25 years for a term of 5-7 years at a rate of (i.) 6%, or (ii.) 2% LESS THAN the current WSJ Prime Rate.

*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

1.27 Acres± Zoned A-1

- **MLS# 26004880**
- **APN# 230-080-02**
- **Claymine Rd**
- **$49,000**

Features

Bond Assessment:	Buyer to Verify; None
Electric:	In Street
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Irregular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash; Owner Will Carry
Bond Assessment:	Buyer to Verify; None
Cert of Compliance:	Required
Fence:	None
Natural Gas:	Natural Available
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	1.27 Acre±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	Public

Directions

Hwy 58 east to Clay Mine Rd., north to subject. (GPS 35.009975, -117.838275)

Karmen Mastin
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EQUAL HOUSING OPPORTUNITY

All measurements are approximate. Prices and availability are subject to change without notice.

Big Valley Real Estate, A California Corporation. License ID 01499293.

North Edwards 1.27± Acres, Great Access & Utilities Available!

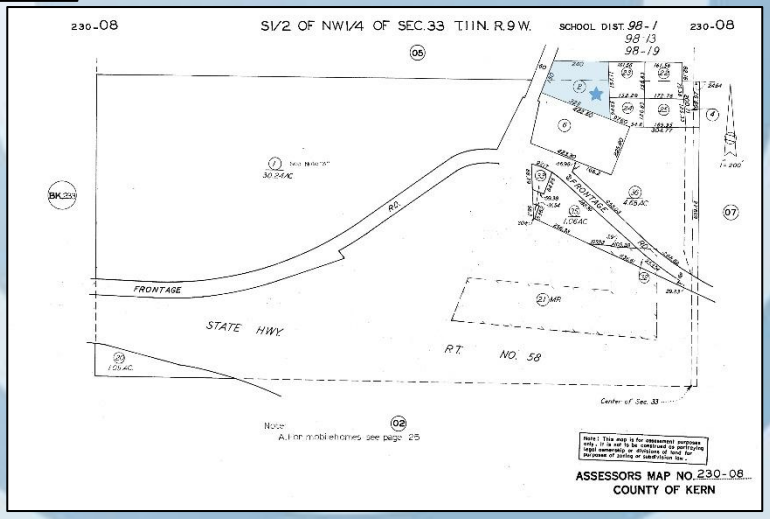








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