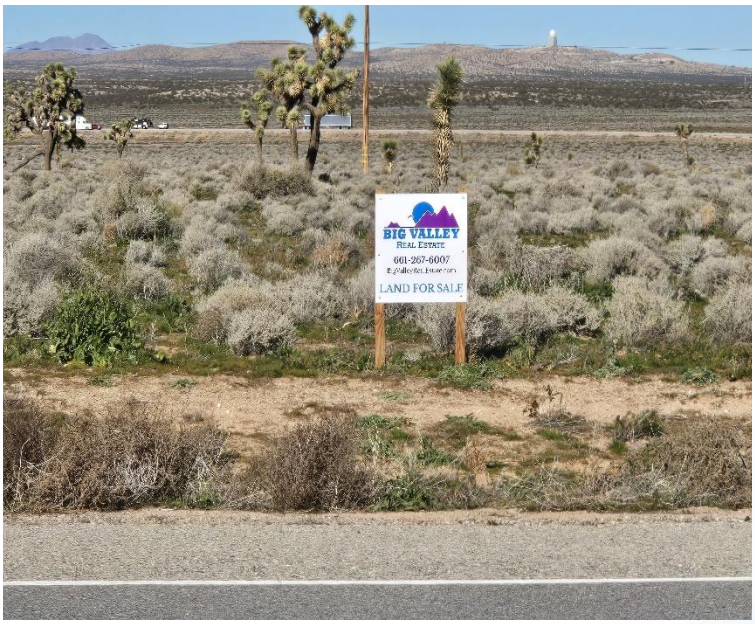






BIG VALLEY
REAL ESTATE

Double Frontage on Twenty Mule Team Rd!

Boron, California 93516

Well located 3.6-acre parcel bisected by Twenty Mule Team Road, offering over 200 feet of paved frontage on both sides of this major connector to State Route 58. Just minutes from Kramer Junction and Highway 395, the property is ideal for those who travel for work or prefer rural living with convenient access to nearby communities and services. Zoned RC and fully level, the site benefits from electric lines along the northern boundary and rail frontage to the south. A versatile opportunity with strong access, excellent positioning, and an affordable price point.

*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.

3.60 Acres± Zoned RC, Resource Conservation

- **MLS# 26005554**
- **APN# 0492-251-09**
- **Twenty Mule Team Rd**
- **$27,000**

Features

Zoning:	RC
Lot SqFt:	156,816
Bond Assessment:	Buyer to Verify
Electric:	On Property
Flood Zone:	Buyer to Verify
Geological Hazard:	Buyer to Verify
Land Use:	Residential; Comments: RC Resource Conservation
Lot Description:	Irregular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	3.60 Acres±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Fwy 14 north to Hwy 58, go east to Twenty Mule Team Rd, go east to subject property. GPS: 34.997407, -117.601847

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

REALTOR®
P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

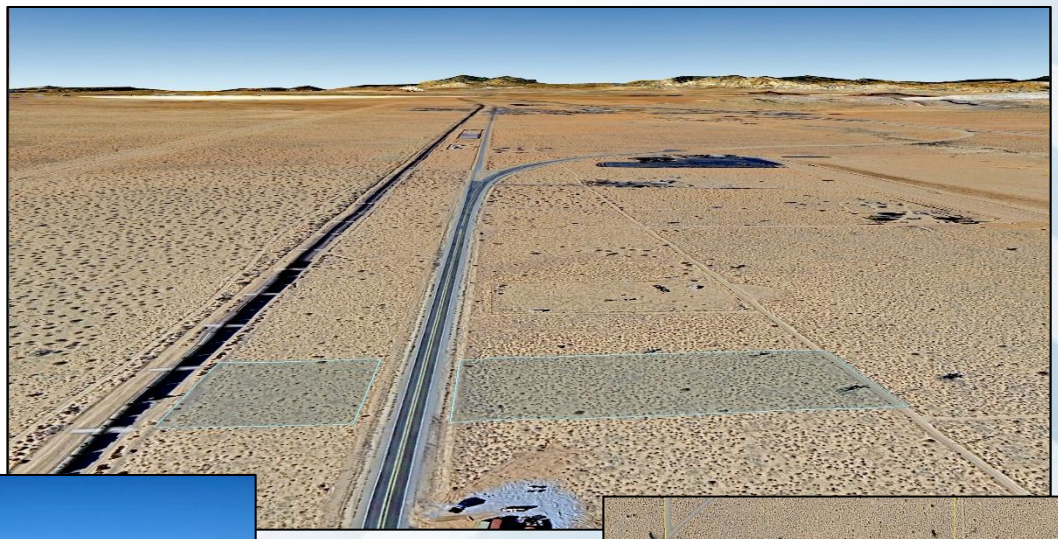
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

EQUAL HOUSING OPPORTUNITY

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

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Level 3.60 Acres - Incredible Access and Electric Available!

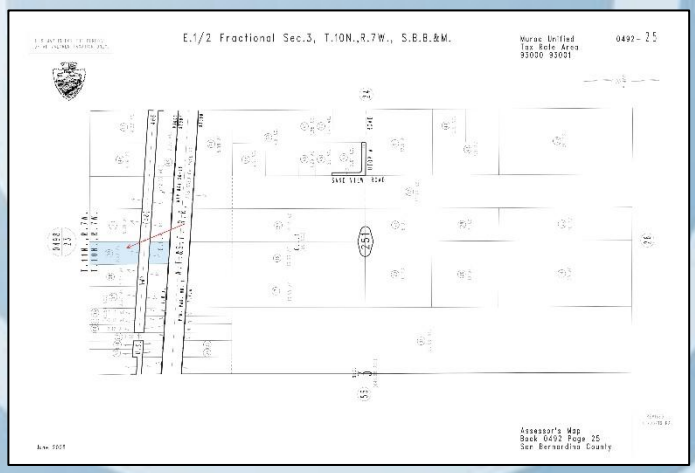








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Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

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