





BIG VALLEY
REAL ESTATE

2 Kern County 2 ½-Acre Parcels... a Package Deal!

Mojave Area, California 93501

Two parcel bundle! Includes APN 461-230-30 & 32. Just under 1/3 mile from Hwy 14, these two 2.5 acre parcels offer excellent value for investment, recreation, or an off-grid getaway. Situated in unincorporated Kern County along the Highway 14 Aerospace Corridor, the properties sit just north of Mojave and only minutes from State Route 58. A great land banking opportunity!

*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.

Two parcels totaling 5 Acres ± Zoned A-1

- **MLS# 26006824**
- **APN# 461-230-30 & 461-230-32**
- **Rose Avenue vicinity 30th St**
- **$9,499**

Features

Zoning:	A-1
Lot SqFt:	217,800 combined
Bond Assessment:	Buyer to Verify
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Rectangular
Road Frontage:	Unimproved
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
Lot Size:	5 Acres ± combined
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks
Fence:	None

Directions

Approximately 10.4 miles NE of the 14/58 split in Mojave, exit left (west) from the CA-14 and use GPS to parcels. GPS: Parcel 30 = 35.190916, -118.078789, Parcel 32 = 35.190921, -118.077671. 4WD recommended.

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

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

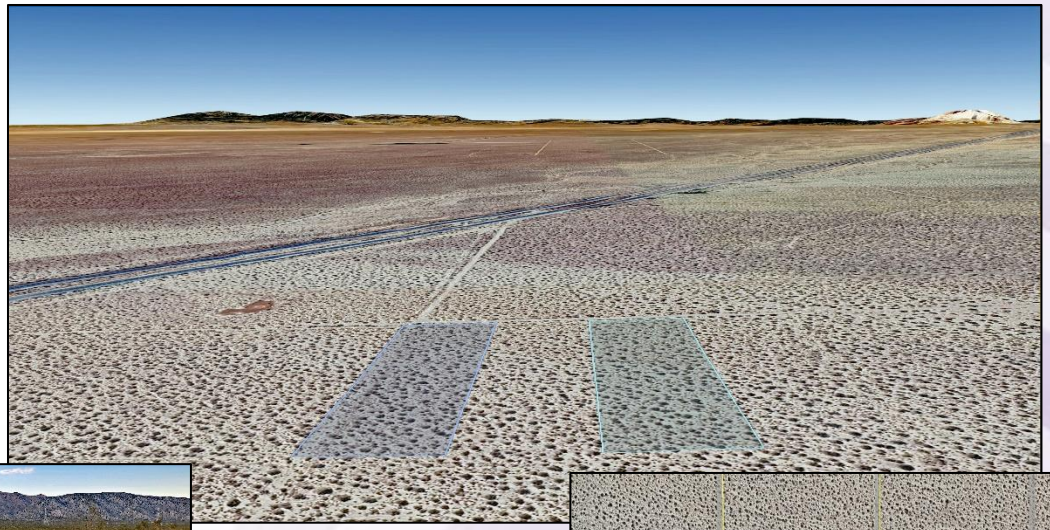
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

EQUAL HOUSING OPPORTUNITY

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

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

Two Freeway-Close 2 ½ Acre Parcels – Great Bundle Buy!

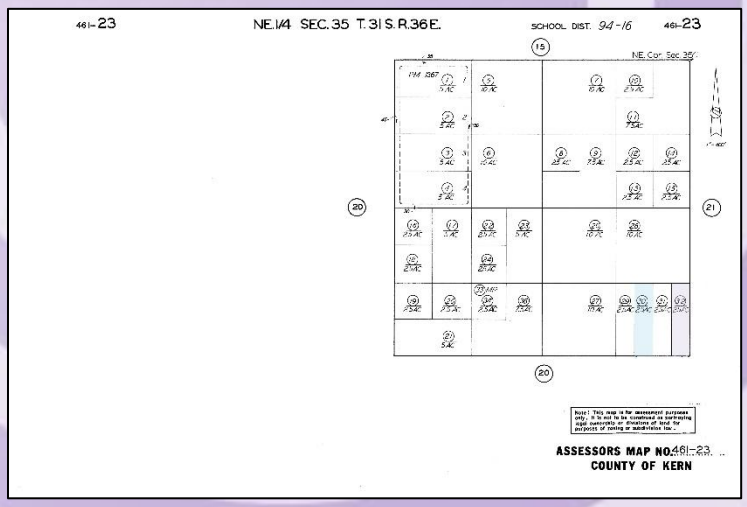








- **MLS# 26006824**
- **APN 461-230-30 & 461-230-32**
- **5 Acres ± combined**
- **Rose Avenue vicinity 30th St**
- **Mojave Area, CA 93501**
- **$9,499**



BIG VALLEY
REAL ESTATE

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

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.