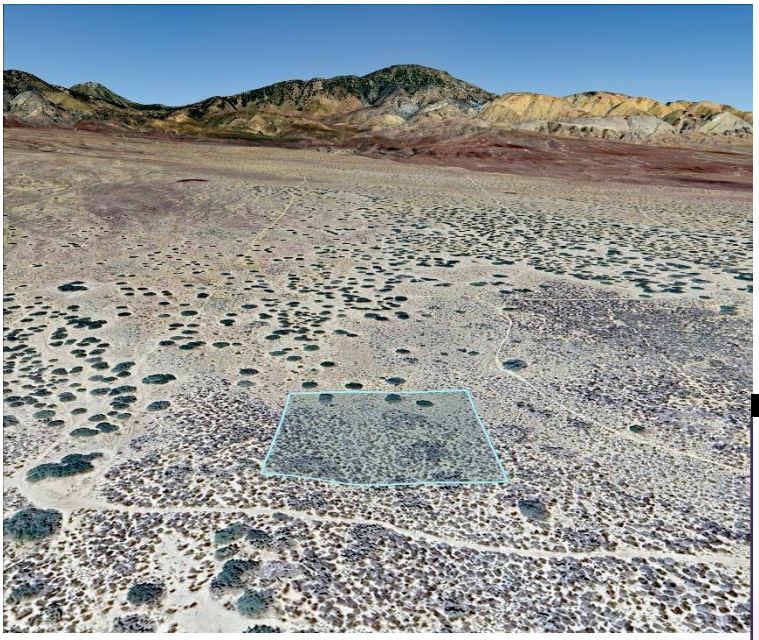
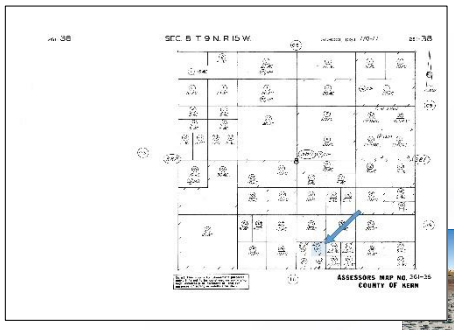
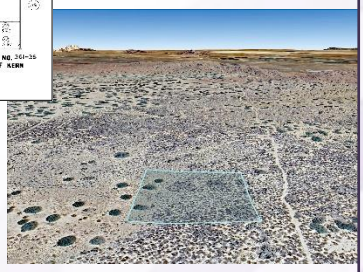




# Kern County 2 ½ Acre Investment or Getaway!

## Rosamond, California 93560

Affordable High Desert Investment or Off-Grid Escape! 2.51 Acres, (net 2.077 Ac.) of scenic raw land in unincorporated Kern County, west of Rosamond and Willow Springs, positioned mid-way between the 14 and 5 Freeways, and about 7 miles north of Hwy 138. The recorded Parcel Map, which legally created this parcel, also documents easements for future private access roads (currently unimproved). Zoned PL/RS for a variety of residential and agricultural uses, this land is appealing either as a land-banking opportunity or a weekenders' off-grid retreat. A nice buy!

*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.

2.51 Acres ± Zoned PL/RS

- **MLS# 26006825**
- **APN# 261-381-31**
- **Vicinity 203rd St West**
- **$7,499**

## Features

| | |
|---|---|
| **Zoning:** | PL/RS |
| **Lot SqFt:** | 109,336 |
| **Bond Assessment:** | Buyer to Verify; None |
| **Electric:** | None - See Remarks |
| **Flood Zone:** | Buyer to Verify; No |
| **Geological Hazard:** | Buyer to Verify |
| **Land Use:** | Agricultural; Residential |
| **Lot Description:** | Square |
| **Road Frontage:** | None - See Remarks; Unimproved |
| **Sewer:** | None - See Remarks |
| **Survey:** | None - See Remarks |
| **Tract Map:** | Parcel Map Recorded |
| **Terms:** | Cash |
| **Cert of Compliance:** | Not Required |
| **Fence:** | None |
| **Natural Gas:** | None - See Remarks |
| **Improvements:** | None - See Remarks |
| **Legal Access:** | Buyer to Verify |
| **Lot Size:** | 2.51 Acres ± |
| **Road Surface:** | None - See Remarks |
| **Subord/Release:** | No Releases; No Subordinate |
| **Topography:** | Comb/See Remarks; Level |
| **Water:** | None - See Remarks |

## Directions

From Patterson Rd, go north on 203rd St W, go across the Los Angeles Aqueduct and continue north to subject. Roads are not established near the property; 4WD is recommended. (GPS 34.878119, -118.492014)

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

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

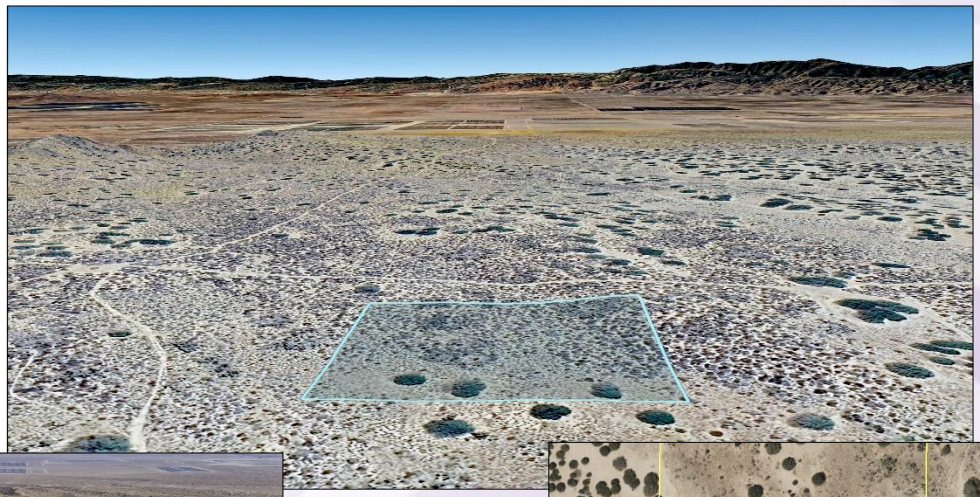
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

EQUAL HOUSING OPPORTUNITY

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

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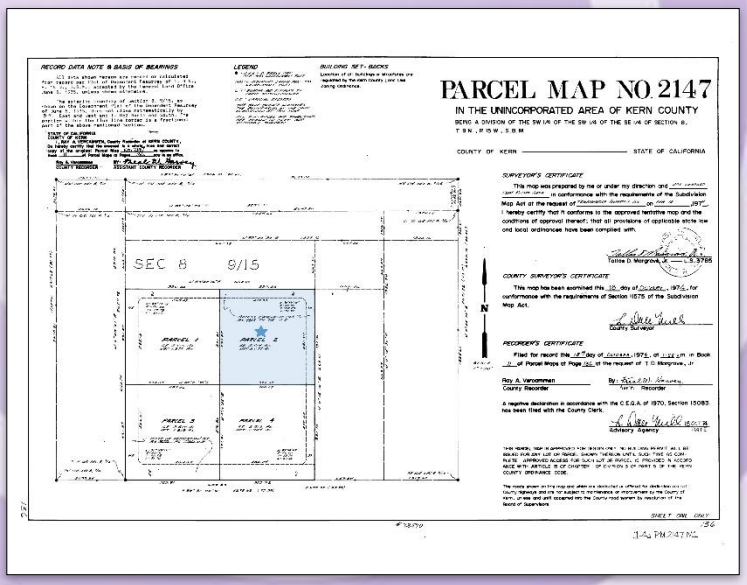
# Affordable Acreage, Great for Investors or Weekend Adventurers!












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- **APN 261-381-31**
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## Karmen Mastin

**Broker, Realtor®**

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