





- **MLS# 26007267**
- **APN# 3326-002-128**
- **Vicinity Ave A10 & 245th St E**
- **$12,900**

Features

Zoning:	A-2-5
Lot SqFt:	435,600
Bond Assessment:	Buyer to Verify; None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	None - See Remarks
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Has Cert of Except; Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	10 Acres
Road Surface:	None - See Remarks
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	None - See Remarks

Directions

240th St East north to what would be Ave A-10 and approximately 1350 ft east to SW corner of parcel. (GPS 34.812309, -117.697489)

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

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

10-Acre Parcel with Easy Pathway to a 4-Lot Split!

Lancaster, California 93535

This scenic 10-acre parcel comes with a compelling history and rare potential. A Notice of Violation (NOV) recorded by LA County in the early 1980s is on title—transferable as-is (no clearance required for sale) but must be addressed prior to permitting. The parcel also possesses a historic Certificate of Exception (CE), which previously approved a split into four 2.5-acre lots under rules in place during the 1960s and 70s. With minimal expertise or resources, a buyer can convert the CE to Certificates of Compliance (COCs) for each of the four lots, clearing the NOV and finalizing the legal lot split. The current County fees total $5,352 for all four conversions, with processing estimated at 6 weeks—an efficient and cost-effective path compared to new lot splits. Once complete, each lot will have its own APN and can be sold or developed independently, maximizing future value and flexibility. Seller lives abroad; please plan for a 60-day escrow to allow adequate time for notary appointments at the US Embassy. Buyer to investigate, verify county processes, and accept title exceptions on an as-is basis. A rare chance for investors to unlock value—contact the listing agent for details and documentation!

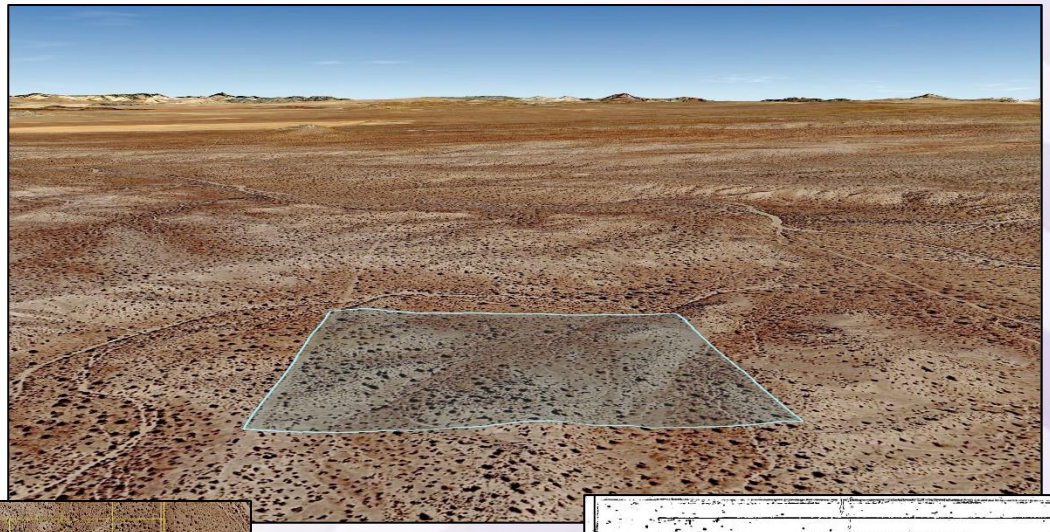
*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

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

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

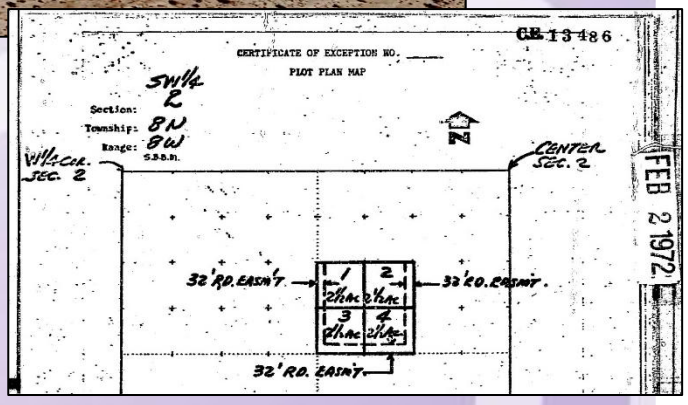
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

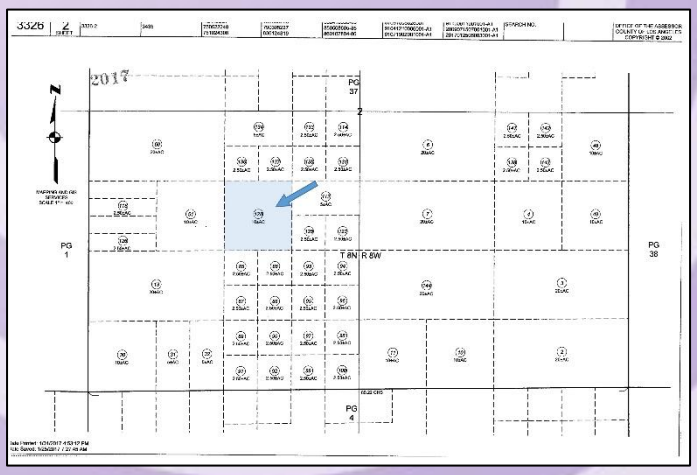
Fast-Track Subdivision: Convert 10 Acres into 4 Legal Lots!











- **MLS# 26007267**
- **APN 3326-002-128**
- **10 Acres ±**
- **Vicinity Ave A10 & 245th St E**
- **Lancaster, CA 93535**
- **$12,900**

BIG VALLEY REAL ESTATE

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.