

# LAND FOR SALE

## ANTELOPE VALLEY / EAST KERN COUNTY

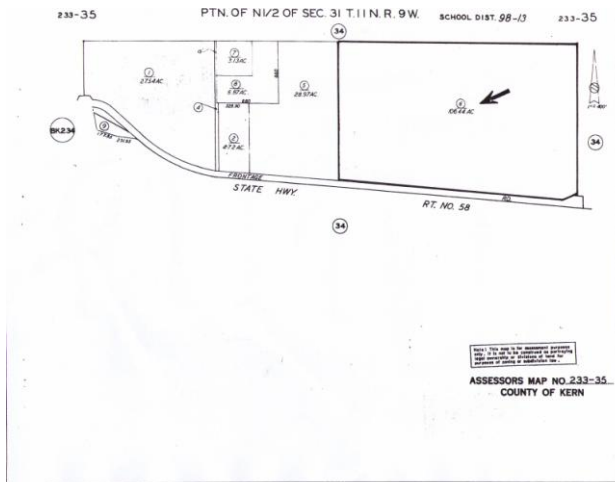
FRONTAGE ON  
**CALIFORNIA STATE HIGHWAY 58**  
AT THE INTERCHANGE WITH THE ROAD INTO THE  
**NORTH GATE of EDWARDS AIR FORCE BASE**

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### 106.44 Acres – APN 233-350-06

M-1 PD (Light Industrial Precise Development Combining)  
M-1 PD GH (Light Industrial Precise Development Combining  
Geologic Hazard Combining)  
[Kern County Light Industrial \(M-1\) District](#)  
[Kern County Precise Development \(PD\) Combining District](#)  
[Kern County Geologic Hazard \(GH\) Combining District](#)

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The offered parcel's south boundary (about one-half mile long) is adjacent to a paved Highway 58 frontage road. The southwest corner of the offered parcel is about one-half mile east of Highway 58's interchange ([Google Map](#)) with Rosamond Boulevard (aka Muroc Road), which runs south from that interchange to the north gate of Edwards Air Force Base, and connects via the foregoing interchange's overpass to proposed Northgate Boulevard, which runs north from that interchange.

Castle Butte Road (currently unimproved) runs along the offered parcel's east boundary (about one-quarter mile long).

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### Southern California Edison Powerline Easement

SCE has a powerline [easement](#) over the offered parcel.

### Natural Gas Pipeline Easements

Pacific Gas & Electric, Mojave Pipeline Company and Kern River Gas Transmission Company own [easements](#) over the offered parcel.

### Water Supply and Sewage Disposal

Installing an appropriate water well system and private septic system on the offered parcel will be necessary in order to obtain (1) approval by the Kern County Environmental Health Services Department ("[EHSD](#)") of the method of water supply and sewage disposal, and (2) drinking water supply permits for any public drinking water system from the California Department of Public Health's Drinking Water Program ([DWP](#)).

The north feeder line of the Antelope Valley/East Kern Water Agency ("[AVEK](#)"), a California State Water Project contractor, lies within an east-west strip of land running along the offered parcel's north boundary.

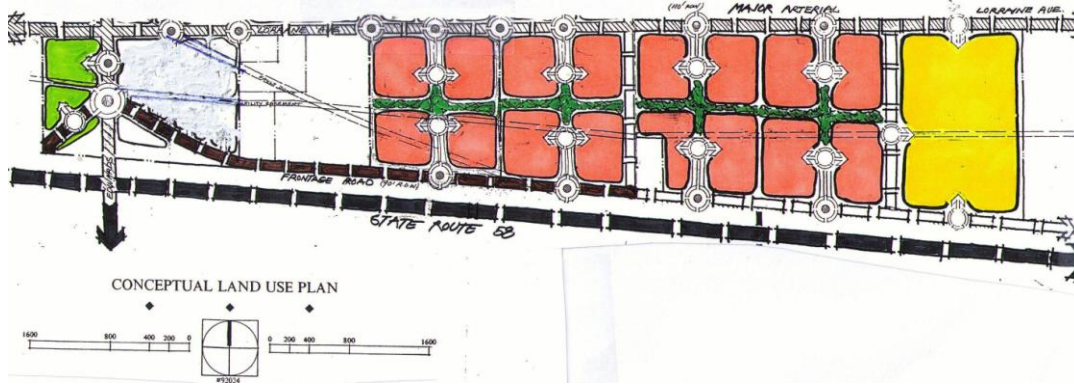
## NSF Railway Company *Edwards [979.1]* Rail Yard

BNSF Railway Company owns three parcels adjacent to its east-west railroad line at its [Edwards](#) rail yard location, approximately one-third mile south and one-half mile west of the southwest corner of the offered parcel.

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**106.44 Acres – APN 233-350-06**

**West ½ of Orange Portion of Conceptual Land Use Plan**



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This property is brokered by

**Marilyn Johnson Prewoznik, Realtor®**

(Broker is the owner of the offered property)

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