

# 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**

### APN 233-340-16

63.93 Acres – A District (Exclusive Agriculture)

[Kern County Exclusive Agriculture \(A District\)](#)

[Kern County Floodplain Secondary \(FPS\) Combining District](#)

Designated Multi-family Residential (16 units/acre) in the North Edwards Specific Plan

[Kern County Medium-Density Residential District](#)



Access to the southwest corner of the offered parcel lies at the end of an easement that runs below the parcel to its west for one-half mile. That easement begins at a segment of paved Highway 58 frontage road that runs for one mile eastward from 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.

Another separate segment of paved Highway 58 frontage road running westward from Clay Mine Road ends about one-quarter mile east of the offered parcel's southeast corner. The offered parcel's northeast corner is three-quarter miles east of the offered parcel's northeast corner.

### Southern California Edison Powerline Easements

SCE has powerline [easements](#) 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.

### BNSF 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 mile west of the southwest corner of the offered parcel.

*These maps are for illustrative purposes only*



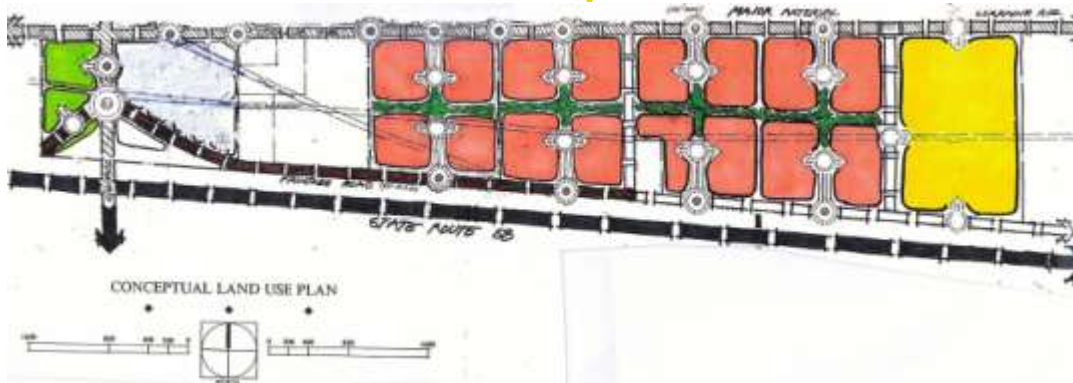
The offered parcel is zoned A (Exclusive Agriculture). Parcel B is designated 5.2 (Multi-family Residential Max 16 DU/AC) in the North Edwards Specific Plan.

41.50 Acres will be zoned A (Exclusive Agriculture) and 22.43 Acres will be zoned A-FPS (Exclusive Agriculture Floodplain Secondary).

## APN 233-340-16 [Parcel B]

63.93 Acres

### Yellow Portion of Conceptual Land Use Plan



This property is brokered by

**Marilyn Johnson Prewoznik, Realtor®**

(Broker is the owner of the offered property)

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