



KOREK LAND COMPANY, INC.

640+ ACRES
YUCCA VALLEY AREA
SAN BERNARDINO COUNTY, CA

- LOCATION:** Located north of SR 62 (29 Palms Hwy) and the City of Yucca Valley, in the Flamingo Heights area of San Bernardino County (92284). The subject addresses at 2107 Old Woman Springs Road (SR 247 to Victorville), between La Brisa Drive and Luna Vista Lane (Lat: 34.2172; Lon: -116.42908) at about 3,500' elevation. Existing residential north and south of the site; population in the surrounding area is approaching 75,000. Joshua Tree National Park is just minutes away.
- APN/SIZE:** 0629-181-01 = 639.32± acres (Section 35, T.2N, R.5E).
- TOPO:** The western 225± acres is a flat bench; the center 350± acres is a broad wash; the east 65± acres is (accessed from Aberdeen Road and Sage Road, south of the Property) an area with beautiful specimen Joshua Trees.
- ZONE:** HV/RL (Homestead Valley / Rural Living) Residential – 1 unit per 2.5 acres, which may be clustered.
BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** In the area, a fire hydrant is in the southwest corner of the Property. Contact [Hi Desert Water District](#) and [Bighorn-Desert View Water Agency](#) for water information.
- MISC:** This extraordinary property is a site to buy and hold for investment/appreciation. Use as your own retreat or plan and process a subdivision of single-family homes with ADU's. Possible Joshua Tree mitigation site, private shooting range, skeet/ trap range. Shopping and entertainment are minutes away in the City of Yucca Valley, 29 Palms and Morongo Valley.
- PRICE:** Asking \$2,950,000. Seller is open to offers.
- CONTACT:** Larry D. Lynch – CalDRE 01180573 at larry.lynch@korekland.com or (310) 919-7803.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411
MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992