

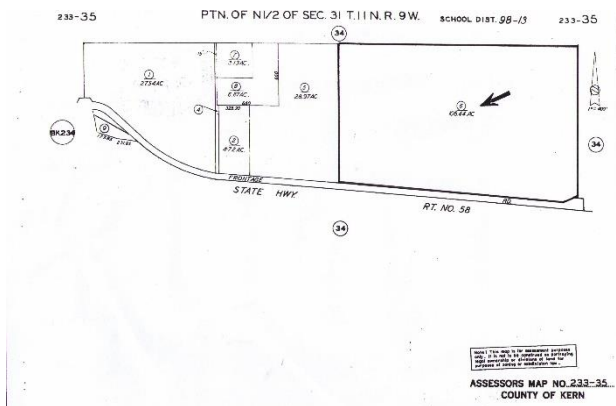
# LAND FOR SALE

## 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

### 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](#)



The south boundary (about one-half mile long) is adjacent to a paved Highway 58 Frontage Road / Desert Sage Avenue.

The southwest corner of the parcel is about one-half mile east of Highway 58's interchange ([Google Map](#)) with Rosamond Boulevard that runs south of the overpass to the north gate of Edwards Air Force Base and 140<sup>th</sup> Street that runs north of the overpass.

### 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.

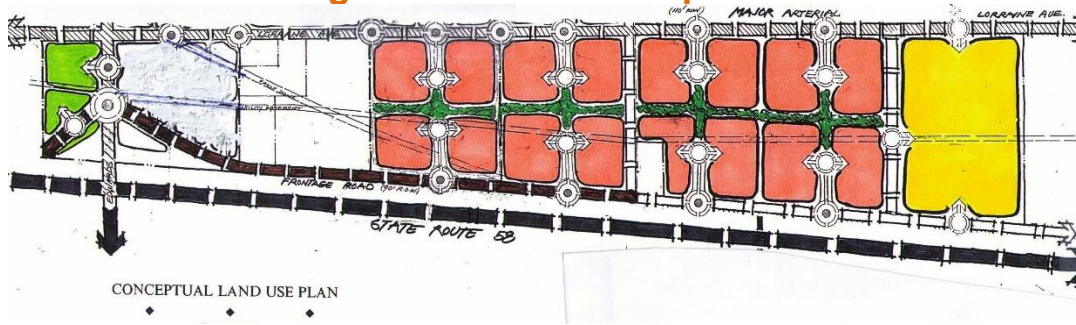
### NSF Railway Company *Edwards [979.1] Rail Yard*

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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**Marilyn Johnson Prewoznik, Realtor® / Broker**

BRE # 00707863

(Broker is the owner of the offered property)

[info@northgatecenter.com](mailto:info@northgatecenter.com)

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