

# Golden Valley Real Estate

a division of Golden Valley Real Estate, Inc. - BRE License #01494534

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## Available Acreage

469	2.57 acres on Bobtail Lane and 254 <sup>th</sup> Street West in Kern County just north of Holiday Valley Estates. This level lot is located just north of an existing ranch with great views and it is easily reached using the Aqueduct Road.	\$6,500.00
*682	2.08 acres on Avenue B-8 and 244 <sup>th</sup> Street West just a little over ½ mile east of Holiday Valley Estates in the Neenach area. This level parcel has access through Holiday Valley and a home is nearby! The views are amazing!	\$7,000.00
483	2.52 acres on Aqueduct Road and 253 <sup>rd</sup> Street West in Kern County. This property is located just north of the Pacific Crest Trail with spectacular views of the Antelope Valley. There is future planning for a nearby solar plant!	\$7,000.00
619	1.81 acres at 161 <sup>st</sup> Street West and Avenue A-2 in the Fairmont area. This level parcel is located about 660 feet south of paved Avenue A and a large solar development. It's a nice property that is offered at a very good price!	\$7,500.00
*674	2.39 acres on Avenue F and 63 <sup>rd</sup> Street East in the Lancaster area. This level parcel is located right on paved Avenue F and power lines are on the property. It is near existing homes and ranches and it's offered at a low price!	\$7,950.00
488	1.78 acres at Avenue I-4 and 131 <sup>st</sup> Street West in the Munz Ranch area. This property is located a little over ½ mile off of paved Munz Ranch Road. Power and phone are at homes about ¼ mile away. Beautiful views!	\$8,500.00
654	2.5 acres at 127 <sup>th</sup> Street West and Mojave Avenue in the Rosamond area. This level parcel is located close to large solar developments and it is a little less than a half mile south of Rosamond Blvd and power lines!	\$8,750.00
655	1.38 acres on 190 <sup>th</sup> Street West and Avenue C-8. This beautiful parcel is located on a paved road with power and phone. It is loaded with natural woodland of Joshua and Juniper trees and it would make a great ranch site!	\$9,000.00
506	2.31 acres on 267 <sup>th</sup> Street West and Avenue C-10 in Holiday Valley Ranchos. This beautiful, level parcel is just off Barnes Ranch Road. This property is located near the many homes in Holiday Valley! Seller may finance!	\$15,000.00
*673	2.5 acres at 107 <sup>th</sup> Street West and Avenue F-2 in the Antelope Acres area. This property is located about 1,750 feet east of paved 110 <sup>th</sup> Street West and power lines. This is a very nice parcel that is just a few minutes to town!	\$15,000.00
636	2.39 acres on Backus Road and 42 <sup>nd</sup> Street West in the Rosamond area. This one is right on paved Backus Road with power and phone in the street and power along the eastern boundary. Near 14 Freeway and lots of homes!	\$16,000.00
470	.95 acres on 250 <sup>th</sup> Street West and Avenue B in Holiday Valley Estates. This level lot is located right on the Edge of the subdivision for privacy and mountain and valley views. Water, power and phone are in the street!	\$17,000.00
505	2.17 acres on Lancaster Road at 227 <sup>th</sup> Street West in the Fairmont area! This gently sloped, view property has paved county road frontage, power and phone in the street. Near established ranches and seller may finance!	\$18,000.00
635	2.12 acres on Avenue K and 102 <sup>nd</sup> Street West on the outskirts of Lancaster. This level parcels is located right on paved Avenue K with power and phone in the street. It is next door and adjacent to custom ranch homes!	\$19,000.00
In Escrow	1.09 acres on 5 <sup>th</sup> Street East and Avenue H-6 in Lancaster. This level parcel is on a paved road with water, power and sewer in the street. It is adjacent to tract housing and lots prepped for new homes! Zoned R7000!	\$20,000.00
*680	2.26 acres on Heather Hill in Holiday Valley Estates. This large parcel have water but needs a meter and it is just one lot off paved road. It borders the California Aqueduct with good fishing and privacy! Take a look!	\$24,000.00
508	1.63 acres on 255 <sup>th</sup> Street West and Avenue B-2 in Holiday Valley Estates. Level property with power and water lines (needs a meter). This is a good lot on the edge of the subdivision with privacy for you! Seller may finance!	\$24,000.00
366	2.05 acres on Abacus Avenue and Bachelder Street in Holiday Valley Estates. This parcels has water lines and power is located about 330 feet away! This is a very nice location for your home or ranch site! Take a look!	\$25,000.00
663	2.47 acres on the corner of Wonder Avenue and Poppy Avenue in California City. It is on 2 paved road in an established neighborhood and the water meter has been installed. The 14 Freeway is about a mile away!	\$25,000.00
650	1.87 acres at the off ramp of the 14 Freeway at Highway 138. This industrial zoned property has paved highway frontage and power. It is right at the bottom of southbound Highway traffic existing onto Highway 138/Ave D!	\$39,000.00

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### *Available Acreage Continued...*

648	1.55 acres on Malinda Avenue and 288 <sup>th</sup> Street West in Mettler Valley Estates. This level parcel has water and it is about 300 feet from power. Located on the north side of the subdivision with great views! Great home site!	\$45,000.00
653	2.46 acres on Avenue H and 53 <sup>rd</sup> Street West in the Fox Field Industrial Specific Plan. Corner lot with 2 paved roads and power in the street. 160 acres owned by BYD Electric Bus Manufacturer is right across the street!	\$89,000.00
*681	3.31 acres on 240 <sup>th</sup> Street West and Avenue D-4 in the Neenach area. Nice, level parcel located less than ¼ mile off Highway 138. It borders the California Aqueduct, with good fishing, on the south end! Priced to sell!	\$10,000.00
462	4.62 acres on paved 170 <sup>th</sup> Street West and Avenue B-8 in the Fairmont area. It is located on a paved, county maintained road and some very large solar developments are in the area. Buy it for a home site or investment!	\$9,750.00
*676	4.70 acres on paved Avenue F at 93 <sup>rd</sup> Street East in East Lancaster. This large parcel has frontage on paved road and power is in the street. The neighborhood is involved in active farming and newer solar development!	\$11,000.00
In Escrow	5 acres on Avenue B-8 and 183 <sup>rd</sup> Street West in the Fairmont area. This level parcel is located about 900 feet from power and it is in an established neighborhood of ranches. It's a little less than a mile from a paved road!	\$15,000.00
433	4.25 acres on 235 <sup>th</sup> Street West and Avenue D-8 in the Fruit Grower's Subdivision. This level parcel has county road frontage, and power and phone in the street! Great views and it would be a good site to build a home on!	\$25,000.00
In Escrow	4.5 acres on 190 <sup>th</sup> Street West and Avenue E-12 in the Fairmont area. This parcel is on a paved, county road with good well and power in the street. It's in a beautiful location in the valley and seller may finance!	\$34,000.00
656	5 acres in 2 parcels on 230 <sup>th</sup> Street West and Avenue C-12. This beautiful parcel has paved county road, power, phone and trees along the south boundary. It's located in a nice neighborhood ranches. Great country living!	\$35,000.00
661	4.28 acres on Wonder Avenue and Janice Street in California City. This level parcel is located on 2 paved roads with power in the street to the west. It has a water meter and it's about a mile from the 14 Freeway!	\$45,000.00
662	4.71 acres on Wonder Avenue in California City. It is on a paved road in an established neighborhood with power in the street on the west boundary and an installed water meter. It's about a mile from the 14 Freeway!	\$45,000.00
646	9.24 acres on Avenue E and 185 <sup>th</sup> Street West in the Fairmont area. This is a large, grassland parcel located on a County maintained road. It is in a neighborhood lying south of Hwy 138 and power is about 660 feet away!	\$33,000.00
In Escrow	10 acres on 223 <sup>rd</sup> Street West near Patterson Road in Kern County. This nice property has excellent valley and mountain views. There are some established residences nearby and it would make a nice ranch or investment!	\$35,000.00
649	9.63 acres on Avenue B-4 and 187 <sup>th</sup> Street West in the Fairmont area. This level parcel is located near several ranches and power and phone is about 660 feet away. Property is surveyed and corners marked with large posts!	\$39,500.00
604	10 acres on 57 <sup>th</sup> Street West and Avenue C-10 in the Lancaster area. It is located just 660 feet from a paved country road and power. Just north of Hwy 138 and west of 14 freeway that is offered at an excellent price!	\$39,500.00
*670	10 acres on 75 <sup>th</sup> Street West and Avenue C-8 in the Antelope Acres area. This parcel is located just north of Highway 138. There are lots of customs homes and ranches to the west. It's just minutes to the 14 Freeway!	\$44,500.00
432	10 acres divided into 2 – 5 acre parcels on Highway 138 at 234 <sup>th</sup> Street West in the Fruit Grower's Subdivision. This is a beautiful parcel and both lots have paved Highway frontage and power and phone are in the street!	\$98,000.00
434	20 acres on 270 <sup>th</sup> Street West and Avenue A-6 in the Neenach area. This is a huge property has power and it is located near established ranches. It would make a great home site and it is priced to sell at just \$4,000 per acre!	\$80,000.00
*679	28.61 acres with 1,900' frontage on paved Lancaster Road at 190 <sup>th</sup> Street West in Fairmont. This beautiful, grassland property consists of 6 parcels and power and phone are in the street. Beautiful Ranch/Home site!	Call for pricing
438	35 acres on Highway 138 at 250 <sup>th</sup> Street West with over .75 of a mile, 4,150 feet, of prime Highway frontage! This property has major potential for future Highway Commercial due to its unique location on the Westside!	\$500,000.0
In Escrow	40 acres on paved Three Points Road in the Three Points area. This beautiful property is a blend of pines, oaks and Chapparral. There is a large flat at the top with majestic views of the valley. Special parcel at a great price!	\$100,000.00
440	40 acres on 200 <sup>th</sup> Street West and Avenue C-4 in Fairmont – a hot area for solar. It is near the NRG/First Solar Alta Vista 92 Mega Watt Solar facility. You will be surprised at the huge changes happening in the valley now!	\$240,000.00
495	53.52 acres on Highway 138 and 215 <sup>th</sup> Street West in the Neenach area. This property is located right on the Highway 138 with power in the street. Partial creation of 4 separate parcels just needs to be finalized! Asking:	\$150,000.00

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### *Available Acreage Continued...*

- \*677 63 acres on Pine Canyon Road in Three Points in 2 separate parcels. Has water well. It has ½ mile of frontage on paved Pine Canyon Road and a completed certificate of compliance for each parcel. Water well and power and phone in the street. This beautiful property has a large flat that is approx. 10 acres and lots of pine trees. It is a truly unique property that is located a very beautiful area. It is a very rare find! Seller may finance! Call for pricing
- 431 76.62 acres on Highway 138 and 230<sup>th</sup> Street West in Manzana Colony. This unique property consists of 9 separate, beautiful, grassland parcels. Each parcel has power and phone so you could build a few homes on it! \$295,000.00
- 439 105 acres on 280<sup>th</sup> Street West and Avenue C! This large parcel has power, phone and it borders Tejon Ranch on the west, Mettler Valley Estates on the south! It's a rare large, westside parcel with utilities next to the ranch! \$375,000.00
- \*671 157 acres on 220<sup>th</sup> Street West and Avenue B in the Neenach area. This huge parcel borders the 92 megawatt, ESolar electric generation facility. This project may produce demand for more land for solar power generation! \$395,000.00
- 437 157 acres at 170<sup>th</sup> Street West and Avenue C in the Fairmont area. This beautiful, level, Joshua woodland parcel is across from the 2,100 acre 230 Mega Wall AVSR 1 Solar project. Prime mitigation land or private ranch site! \$500,000.00
- 436 157 acres on Three Points Road and Avenue B-8 in the Holiday Valley area. This prime, huge parcel is located next to Holiday Valley Estates. It has paved road, power and phone to property. This is a very unique property! \$560,000.00

### *Commercial Property...*

- 600 1,440 square foot commercial building situated on 6.22 acres of commercial zoned property with frontage on busy Highway 138 at 280<sup>th</sup> Street West near I-5. Commercial building on 6.22 acres of C-RU (Commercial Rural) zoned property with 450+ feet frontage on Highway 138 near I-5. The modern building has a large, central work area, 4 private offices, kitchen and two bathrooms. It is hard wired for computer network and has a newer ESI phone system with multiple lines and phone sets, central heat and air. Other improvements include a concrete parking lot, mature landscaping with automatic watering system and lots of mature trees. This property is on Highway 138, the connector road between Interstate 5 and the 14 Freeway and the zoning allows for a number of uses. About a mile of Tejon Ranch's Centennial planned development and shown by appointment only. Call for pricing



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## Lots Available in Holiday Valley Estates

Located in the West Valley County Water District with no association fees

#470 - .95 acres with power and water available - needs meter installed - \$17,000!

#508 - 1.63 acres with power and water lines to property - \$24,000!

#366 - 2.05 acres with power and phone close. Needs a water meter - \$25,000!

#680 - 2.26 acres with power and phone close. Needs a water meter - \$24000!

