



5734466	Land and Lots	Active
Apx SqFt: 335,847 Apx SqFt G/N: G Apx Total Acres: 7.71 Apx Total Acres G/N: G Apx Deeded Fee Acres: 7.71 Apx Leased Acres: 0 Lot Size Dimensions: irr Price Per Acre: 64,850.84 Price Per SqFt: 1.49		Subdivision: S4 T1S R9E Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: S46 Census Tract: 201 Zoning: Residential
Ele Sch Dist: Elementary School: Jr. High School:		High School Dist #: High School:

Cross Streets: Hwy. 60 and Kings Ranch Rd. **Directions:** Hwy. 60 to Kings Ranch North 2.1 miles to entrance at Pasion. Gated entry.

Public Remarks: ARIZONA'S VERSION OF OCEAN FRONT PROPERTY!! TOTAL OF 31.7 AC. OF HILLTOP AND HILLSIDE PROPERTY DIVIDED INTO 4 LOTS. FOREVER VIEWS OF THE MAJESTIC SUPERSTITION MOUNTAINS, DINOSAUR MOUNTAIN AND GOLF COURSE. GOLD CANYON IS THE MOST SCENIC AND UNIQUE AREA IN THE REGION. SECLUDED AND PEACEFUL, YET A SHORT DRIVE TO THE CITY. INDIVIDUAL PARCELS OF 7.71 AC., 4.84 AC., 5.87 AC. AND 12.74 AC.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 20.00 - 39.99 Acres Land Features: City Light View(s); Mountain View(s); Gated Community; Borders Pres/Pub Lnd Land Configuration: Irregular Shape Elevation: 1,001 - 2,000 Ft / Owner Topography: Hillside; Mountainous Vegetation: Natural Vegetation Horses: Special: Existing Land Use: Residential Lot; Residential Acreage Zoned Presently: Single Family Potential Use: Single Family Use Restrictions: Freeway/Highway: 2.1 - 5 Miles Railroad: Other (See Rmks) Traffic Count: Not Available Current Density: Proposed Density:	Existing Structures: None Fencing: None Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: None Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: On Property Electric: None Roads/Streets: Dirt/Gravel Environmental: None	County Code: Pinal Legal Description (Abbrev): COMM AT SE COR OF SEC 4-1S-9E TH N-1491.88 TH S85DE 402.67 TO POB TH S85DW 617.22 TH N233.08 TH N67D AN: 104-10-019-G Lot Number: - Town-Range-Section: 01S-09E-04 Cty Bk&Pg: Taxes/Yr: \$18,165/2018 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 500,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 03/07/2019; Minimum Bid Price: 500000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 Reports/Disclosures: None

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$0 / Annually HOA Transfer Fee: \$0 HOA Name: PASION HOA Telephone: 480-844-1221	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 347 / 347 List Date: 03/09/2018 Status Change Date: 03/09/2018	Original List Price: \$1,700,000 List Price: \$500,000	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: Auction; N/A

Private Rmks - DND2: THIS PROPERTY WILL BE SOLD AT AUCTION. LOT 31 IN PASION AND FOUR (4) MOUNTAIN A HILLSIDE LOTS PLATTED AND NOT DEVELOPED. CALL AGENT FOR INFO. GATE CODE IS #4996

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Vacant; Notify Lister Ownr/Occ Name - DND2: NO PASION LLC Owner/Occ Phn - DND2: xxx-xxxx	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: #4996 Mech-box Code - DND2: Other Code - DND2:
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Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions h1am01 SE035668000	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-861-2530 480-837-2796	480-844-0155