

COURT ORDERED LOT AUCTION

ONLINE ONLY AUCTION
BIDDING CLOSES
Thurs., August 29, 2019 | 7:00 pm

PATAGONIA, AZ
107 RED MOUNTAIN CT

4.13± Acre
Scenic Building Tract

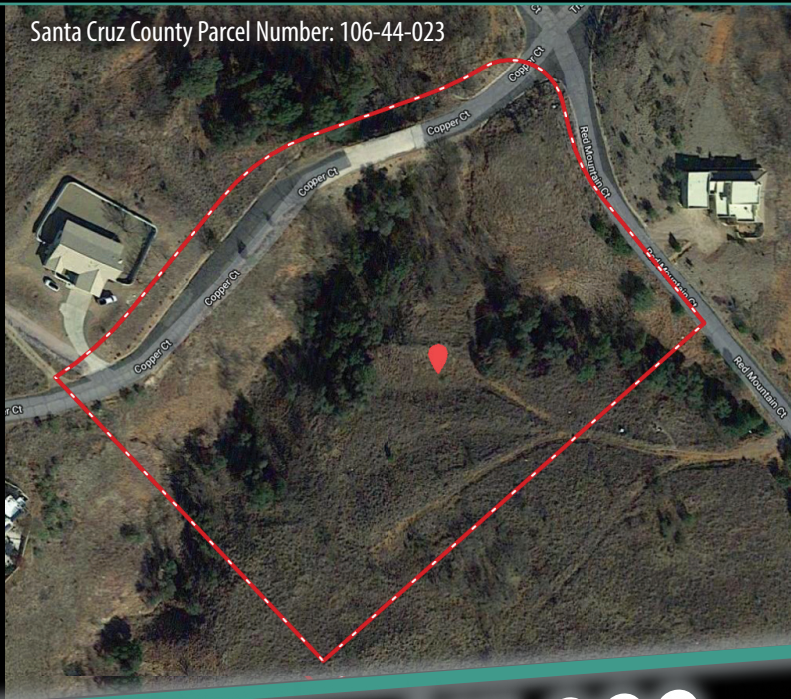
THE MESA Subdivision, Lot 23

The Opportunity

For sale at auction is a 4.13-acre premier residential building lot that is ideally situated within the private, gated and paved subdivision known as "THE MESA", located at the base of the beautiful and dramatic "RED MOUNTAIN". This 4+ acre lot sits high on gently rolling wooded terrain covered with oaks, junipers, manzanita, mesquites, and grass overlooking the scenic town of Patagonia. Enjoy the gorgeous views, quiet starry nights, and a rich wildlife corridor in the quaint and artsy community of Patagonia. A domestic water well (with shared well agreement) is already in place shared across Lots 23, 24 & 25. Septic System is also in place. Just bring your building plans to improve this very special lot. "THE MESA" is gated for privacy & security but is within walking distance to entertainment, shops, library & restaurants. Come and explore the beauty of Patagonia, Arizona, the birdwatching capital of the southwest, with its breathtaking views, mild weather, and year-round festivals and events.

Property Details

- \$1,736.16 Annual Property Taxes
- HOA Dues \$383.50 Yearly



Santa Cruz County Parcel Number: 106-44-023

STARTING BID \$15,000
(LAST SOLD \$125,000 in 2006)

Property Preview and Inspection:
Preview/inspection of the property are by drive-by only.
Please contact listing broker, John Payne (480-422-6800) for the gate code to access the property.

Register to bid at PatagoniaLotAuction.com

Property information, full terms & conditions, disclosures, auction terms and registration info available for download at PatagoniaLotAuction.com.



**Northern New Mexico
Real Estate**

Travis Birdsong

Nationwide Auctioneer/Broker/Owner



**Arizona
Property
& Auction**

**John Payne
480-422-6800**

Directions: Cross streets in Patagonia, AZ are the AZ State Route 82 (Naugle Ave) and 3rd Ave. Once in Patagonia, AZ, take 3rd Ave south which turns into Red Mountain Ct and follow up to the gate at THE MESA. Property is on the right past Copper Ct. GATED COMMUNITY- CALL LISTING AGENT PRIOR TO ENTERING

- 10% Buyer Premium (Auction Fee)
- Sold "As-Is"
- Title Insurance Provided
- 10% Earnest Money Deposit
- Closing within 30-days

- Online Only Bidding
- Broker Participation Welcome
- Final bids may be subject to U.S. Bankruptcy Court Approval

573-429-7069 | BirdsongAuction.com

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**Birdsong Auction
& Real Estate
Group LLC**

3069 N. Westwood Blvd.
Suite B, P.O. Box 787,
Poplar Bluff, MO 63901

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Patagonia, AZ

AUGUST 2019

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4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	

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Patagonia
ARIZONA

THE MESA
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Lot 23

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