

	6054700 Residential Mfg/Mobile Housing Active	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,200 / Owner Price/SqFt: \$125 Year Built: 1974 Pool: None Encoded Features: 32RHA2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Mfg/Mobile Housing Dwelling Styles: Detached Ele Sch Dist: 0043 - Apache Junction Unified District - Pinal Elementary School: Four Peaks Elementary School - Apache Junction Jr. High School: Cactus Canyon Junior High	Approx Lot SqFt: 54,450 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Apache Junction 1.25 Acre Horse Property Tax Municipality: Pinal - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Q44 Bldg Number: High School Dist #: 0043 - Apache Junction Unified District - Pinal High School: Apache Junction High School

Cross Streets: Meridian Rd & McKellips Blvd **Directions:** North on Meridian Rd to McKellips Blvd. East on McKellips Blvd about 1/2 mile east of Ironwood Rd (look for auction signs).

Public Remarks: ONLINE AUCTION. BIDDING STARTS AT \$150,000. Amazing mountain and city views on this elevated 1.25-acre ranchette property. Plenty of room here for all your animals, horses, toys, trucks, trailers, cars, or whatever hobby you have. The spacious barn/garage has power, water and is perfect for a shop or tack room. The house was just repainted inside and out with brand new siding. Located across from state trust land, this property is a perfect location to enjoy all the nearby horse/ATV/hiking trails with close access to Utery Mountain Regional Park, the Lost Dutchman State Park, Canyon Lake, the Superstition Mountains while being just minutes from freeway access and lots of medical, entertainment and shopping. Enjoy this property as a year-round home, winter home, or for rental income.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Detached; RV Gate; RV Parking; Separate Strge Area Pool - Private: No Pool Spa: None Horses: Y Horse Features: Stall; Barn; Tack Room Fireplace: No Fireplace Property Description: Border Pres/ Pub Lnd; Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Dirt Back; Natural Desert Front; Natural Desert Back Mfg Home Features: Multi-Wide Flooring: Carpet; Vinyl	Kitchen Features: Range/Oven Elec; Dishwasher Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in FR Basement Y/N: N Sep Den/Office Y/N: N	Const - Finish: Painted; Siding Construction: Frame - Wood Roofing: Rolled; Reflective Coating Fencing: Chain Link Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Utilities: SRP Water: Hauled Sewer: Septic Services: County Services	County Code: Pinal Legal Description (Abbrev): W1/2 SW SW SW SE OF SEC 5-1N-8E 1.25 AC AN: 100-10-035 Lot Number: . Town-Range-Section: 01N-08E-05 Cty Bk&Pg: Plat: Taxes/Yr: \$737/2019 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: Yes Auction Info: Auction Date: 03/28/2020; Minimum Bid Price: 150,000; Reserve: Yes; Auction Contact Name: John Payyne; Auction Contact Phn: 602-315-4104; Auction License Nbr: BR527355000 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N //			
HOA 2 Y/N: //			
HOA 3 Y/N: //			
Association Fee Incl: No Fees	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$0	
Assoc Rules/Info: Not Managed; None	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$	
	Land Lease Fee Y/N: N //	Cap Imprv/Impt Fee 2:\$0 \$	
	PAD Fee Y/N: N / \$0 / Annually		

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 List Date: 03/22/2020 Expire Date: 06/30/2020 Status Change Date: 03/22/2020	Original List Price: \$150,000 List Price: \$150,000	SA: N / BB: Y / % 2 % Var: Y Type: ER Other Compensation: Special Listing Cond: Auction

Private Rmks - DND2: Register your Buyer before auction day by returning the Buyer-Agent Registration form (see DOCUMENTS). The Online Auction of the real estate (house and land) closes on Saturday, March 28, 2020 at 7:00pm. See www.UnitedCountryAZ.com for more info.

Semi-Private Remarks: Home is vacant on Supra lockbox, so show anytime, but please use Showing Time for tracking purposes. Open for public preview and inspection on March 23, 24, 25, 26, 27, and 28 from 3:00 – 6:00 PM. Please read AUCTION TERMS (see DOCUMENTS). **NOTE: the property tax record in Monsoon is inaccurate and mixed up - see title report for accurate info** Old Republic Home Warranty provided by

Office Remarks:	
Showing Instructions: Permission Required to Show: No; Notify: Via ShowingTime; ARMLS Lockbox: Yes; Non-ARMLS Lockbox: No Occupant - DND2: Vacant Ownr/Occ Name - DND2: David & Jessica Allen	Lockbox Location: West Entry Door Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	602-315-4104	480-422-6800	john@UnitedCountryAZ.com	602-315-4104	480-422-6800