

 <p>2020 ARMLS</p>	6155493 Land and Lots Active Apx SqFt: 44,431 Apx SqFt G/N: G Apx Total Acres: 1.02 Apx Total Acres G/N: G Apx Deeded Fee Acres: 1.02 Apx Leased Acres: 0 Lot Size Dimensions: 175' X 259' Price Per Acre: 9,803.92 Price Per SqFt: 0.23	Subdivision: THE CLUB AT HIDDEN MEADOW RANCH Tax Municipality: Apache - COUNTY Marketing Name: **ONLINE AUCTION** Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: C70 Census Tract: 970,502 Zoning: Vacant
	Ele Sch Dist: Elementary School: Jr. High School:	High School Dist #: High School:

Cross Streets: Google Maps: search "Hidden Meadow Ranch, Greer AZ **Directions:** From Pinetop, AZ, travel east on Highway 260 about 33 miles, turn left (north) on County Rd 1325 for 4.1 miles, continue County Rd 1325/Forest Service Rd 118 for 2.4 miles to Hidden Meadow Ranch.

Public Remarks: **ONLINE AUCTION - STARTING BID \$10,000 - LOT 43, HIDDEN MEADOW RANCH, GREER AZ** Located within the exclusive WHITE MOUNTAINS resort of HIDDEN MEADOW RANCH LODGE & CLUB near GREER, AZ, this premium lot is being offered at a ONLINE AUCTION. The property is 1+ ACRE and FULLY IMPROVED with community roads, power, phone and high-speed internet. Owners in Hidden Meadow Ranch enjoy a WORLD-CLASS LODGE, gourmet dining, and a wide-array of recreational pursuits, such as: horseback riding, fly-fishing, skiing, snowboarding, sleigh rides, hiking, mountain biking and canoeing. This is a SPECIAL OPPORTUNITY to purchase a MOUNTAIN HOMESITE being sold at ONLINE AUCTION, perfect for family use or investment.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: Mountain View(s); Gated Community Land Configuration: Square Rectangular Elevation: 7,001 - 8,000 Ft; 8,001 - 9,000 Ft / Owner Topography: Gentle Sloping Vegetation: Treed Horses: Y Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Use Restrictions: C.C. & R's Traffic Count: Current Density: Proposed Density:	Existing Structures: None Water: Private Franchise Sewer: No Sewer/Septic Gas: None Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: None Distance to Phone: On Property Distance to Sewer: None Distance to Water: On Property Electric: Underground Roads/Streets: Gravel; Private Street Road Responsibility: Private Maintained Road Environmental: None	County Code: Apache Legal Description (Abbrev): LOT 43 THE CLUB AT HIDDEN MEADOW RANCH AN: 103-30-043 Lot Number: 43 Town-Range-Section: 09N-27E-25 Cty Bk&Pg: Taxes/Yr: \$1,176/2020 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 10,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 11/19/2020; Minimum Bid Price: 0; Reserve: No; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-861-2530; Auction License Nbr: BR527355000 Reports/Disclosures: None

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$320 / Monthly HOA Transfer Fee: \$400 HOA Name: Peterson Company HOA Telephone: 480-513-6846	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: 0 / 0 List Date: 11/03/2020 Expire Date: 12/31/2020 Status Change Date: 11/03/2020	Original List Price: \$10,000 List Price: \$10,000	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: Auction

Private Rmks - DND2: Please visit www.UnitedCountryAZ.com for auction & property info. Register your Buyer client by returning the Buyer-Agent Registration form (see DOCUMENTS tab). Contact the listing agent, JOHN PAYNE (602-315-4104) with questions about the auction process and the co-listing agent, STEWART LARSEN (480-861-2530 / The Larsen Company Real Estate and Auction) with questions about the property.

Semi-Private Remarks: See information under the DOCUMENTS tab. Auction is ONLINE ONLY. Go to www.UnitedCountryAZ.com to register to bid.

Office Remarks:

Showing Instructions: Permission Required to Show: Yes; To Schedule Showing: Contact Via ShowingTime, Text, Phone, or Email; Primary Showing Contact: Listing Agent; ARMLS Lockbox: No; Non-ARMLS Lockbox: Yes; Drive By Only; Sign on Property: No
Ownr/Occ Name - DND2: ERIK W FAM L & TRUST SCHAEFER
Owner/Occ Phn - DND2: 000-000-000

Lockbox Location:
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
			480-861-2530				

Prepared by John L.
Payne

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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