



6155704	Land and Lots	Active
<b>Apx SqFt:</b> 46,174 <b>Apx SqFt G/N:</b> G <b>Apx Total Acres:</b> 1.06 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 1.06 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> 177' X 260' <b>Price Per Acre:</b> 9,433.96 <b>Price Per SqFt:</b> 0.22		<b>Subdivision:</b> THE CLUB AT HIDDEN MEADOW RANCH <b>Tax Municipality:</b> Apache - COUNTY <b>Marketing Name:</b> **ONLINE AUCTION** <b>Irrigation District:</b> <b>Street Frontage Name:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> C70 <b>Census Tract:</b> 970,502 <b>Zoning:</b> Vacant
<b>Ele Sch Dist:</b> <b>Elementary School:</b> <b>Jr. High School:</b>		<b>High School Dist #:</b> <b>High School:</b>

**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 44, 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
<b>Parcel Size:</b> 1.00 - 2.49 Acres <b>Land Features:</b> Mountain View(s); Gated Community <b>Land Configuration:</b> Square Rectangular <b>Elevation:</b> 7,001 - 8,000 Ft; 8,001 - 9,000 Ft / Owner <b>Topography:</b> Gentle Sloping <b>Vegetation:</b> Treed <b>Horses:</b> Y <b>Special:</b> <b>Existing Land Use:</b> Residential Lot <b>Zoned Presently:</b> Single Family <b>Potential Use:</b> <b>Use Restrictions:</b> C.C. & R's <b>Traffic Count:</b> <b>Current Density:</b> <b>Proposed Density:</b>	<b>Existing Structures:</b> None <b>Water:</b> Private Franchise <b>Sewer:</b> No Sewer/Septic <b>Gas:</b> None <b>Distance to Cable:</b> On Property <b>Distance to Electric:</b> On Property <b>Distance to Gas:</b> None <b>Distance to Phone:</b> On Property <b>Distance to Sewer:</b> None <b>Distance to Water:</b> On Property <b>Electric:</b> Underground <b>Roads/Streets:</b> Gravel; Private Street <b>Road Responsibility:</b> Private Maintained Road <b>Environmental:</b> None	<b>County Code:</b> Apache <b>Legal Description (Abbrev):</b> LOT 44 THE CLUB AT HIDDEN MEADOW RANCH <b>AN:</b> 103-30-044 <b>Lot Number:</b> 44 <b>Town-Range-Section:</b> 09N-27E-25 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$1,176/2020 <b>For Sale or Lease?:</b> Sale <b>New Financing:</b> Cash; Conventional <b>Pmt &amp; Rate Info:</b> Equity: 10,000 <b>Total Owed:</b> 0 <b>Auction:</b> Yes <b>Auction Info:</b> 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 <b>Reports/Disclosures:</b> None

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$320 / Monthly <b>HOA Transfer Fee:</b> \$400 <b>HOA Name:</b> Peterson Company <b>HOA Telephone:</b> 480-513-6846	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>List Date:</b> 11/03/2020 <b>Expire Date:</b> 12/31/2020 <b>Status Change Date:</b> 11/03/2020	<b>Original List Price:</b> \$10,000 <b>List Price:</b> \$10,000	<b>SA: N / BB: Y / % 2 % Var: N Type: ER</b> <b>Other Compensation:</b> <b>Special Listing Cond:</b> Auction

**Private Rmks - DND2:** Please visit [www.UnitedCountryAZ.com](http://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](http://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

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.**

11/03/2020 3:30  
PM

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