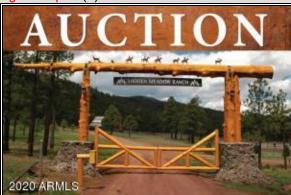
\$10,000



6155704 Land and Lots

Apx SqFt: 46,174 Apx SqFt G/N: G

Apx Total Acres: 1.06 Apx Total Acres G/N: G Apx Deeded Fee Acres: 1.06 Apx Leased Acres: 0

Lot Size Dimensions: 177' X 260' Price Per Acre: 9,433.96 Price Per SqFt: 0.22

Ele Sch Dist: Elementary School: Jr. High School: Active

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

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 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

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:

Potential Use:

Use Restrictions: C.C. & R's

Traffic Count: Current Density: Proposed Density: Development & Utilities

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, Tax and Financing
County Code: Apache

Legal Description (Abbrev): LOT 44 THE CLUB

AT HIDDEN MEADOW RANCH

**AN**: 103-30-044 **Lot Number**: 44

Town-Range-Section: 09N-27E-25

Ctv Bk&Pa:

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:

**Listing Dates Pricing and Sale Info Listing Contract Info** CDOM/ADOM: **SA**: N / **BB**: Y / % 2 % Var: N Type: ER 0/0 Original List Price: \$10,000 List Date: 11/03/2020 List Price: \$10,000 Other Compensation: 12/31/2020 Special Listing Cond: Auction **Expire Date:** Status Change Date: 11/03/2020

**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	F-mail	Mobile and Home	Fax
LA	1 1		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 PM

FBS.

Or clients in any manner whatsoever.