



6154040	Land and Lots	Active
Apx SqFt: 762,300 Apx SqFt G/N: G Apx Total Acres: 22.73 Apx Total Acres G/N: N Apx Deeded Fee Acres: 17.5 Apx Leased Acres: 0 Lot Size Dimensions: irregular Price Per Acre: 439.95 Price Per SqFt: 0.01		Subdivision: S29 T10S R17E Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: C77 Census Tract: 2,200 Zoning: Rural
Ele Sch Dist: Elementary School: Jr. High School:		High School Dist #: High School:

Cross Streets: Black Hills Mine Rd **Directions:** From San Manuel take Veterans Memorial Blvd. south to Black Hills Rd. halfway to the old quarry take Olivia Rd. west to the property. Also accessible via 3G Ranch Rd.

Public Remarks: SOLD AT AUCTION. VIEWS!! MT. LEMMON BACKDROP AND SAN PEDRO RIVER TO THE EAST! GORGEOUS RANCH LAND. CLOSE TO PEPPERSAUCE CAMPGROUND, AZ ZIPLINE ADVENTURES AND THE QUIANT SETTING OF THE TOWN OF ORACLE.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 10.00 - 19.99 Acres Land Features: Mountain View(s) Land Configuration: Square Rectangular Elevation: / Topography: Vegetation: Natural Vegetation Horses: Special: Existing Land Use: Ranch Zoned Presently: Single Family; Rural; Ranch; Recreational Potential Use: Use Restrictions: Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Existing Structures: None Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: None Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: None Electric: None Roads/Streets: Dirt Environmental: None	County Code: Pinal Legal Description (Abbrev): NW NW NW SE OF SAID SEC 29-10S-17E & NE NE SW OF SAID SEC 29 & N1 /2 SE NE SW OF SAID SEC 29-10S-17E AN: 307-20-011-E Lot Number: - Town-Range-Section: 10S-17E-29 Cty Bk&Pg: Taxes/Yr: \$504/2020 For Sale or Lease?: Sale New Financing: Cash Pmt & Rate Info: Equity: 10,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 11/19/2020; Minimum Bid Price: 5000; Reserve: Yes; Auction Contact Name: Stewart Larsen; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 Reports/Disclosures: None

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	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: 5 / 5 List Date: 10/30/2020 Status Change Date: 10/30/2020	Original List Price: \$10,000 List Price: \$10,000	SA: N / BB: Y / % 1 % Var: N Type: ER Other Compensation: Special Listing Cond: Auction; N/A

Private Rmks - DND2: PLEASE CALL LISTER FOR FULL AUCTION DETAILS. ONLINE AUCTION IS NOV. 19 AT: WWW.AZLANDAUCTION.COM CO-LISTER IS JOHN PAYNE AT UNITED COUNTRY AZ.

Semi-Private Remarks:

Office Remarks:

Showing Instructions: Permission Required to Show: No; Notify: No Notification Required; ARMLS Lockbox: No; Non-ARMLS Lockbox: No Ownr/Occ Name - DND2: MALAD INC Owner/Occ Phn - DND2: XXX-XXXX	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions hlam01 SE035668000	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-837-2796	480-844-0155
			480-422-6800			480-861-2530	

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IMG-8977



From Mt. Lemmon Rd.

IMG-8980



View looking down to the property from Mt. Lemmon Rd.

IMG-8981



Peppersauce Campground to the east of the prop.

IMG-8985

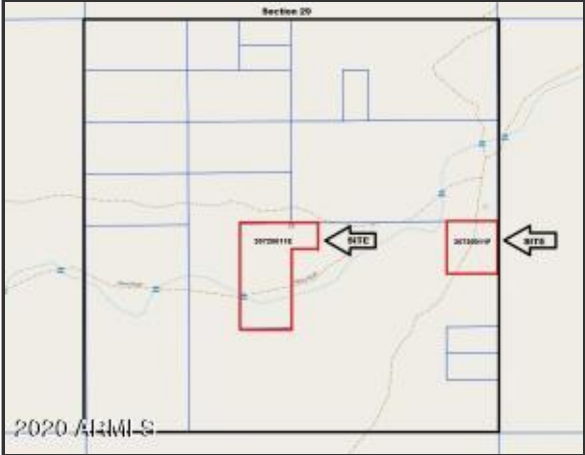


Close to AZ Zipline Tours

IMG-8987



307-20-011E & 011F Parcel Map



307-20-011E and F Close Up Aerial