



6020215	Land and Lots	Temp Off Market
Apx SqFt: 6,969,600 Apx SqFt G/N: N Apx Total Acres: 160 Apx Total Acres G/N: N Apx Deeded Fee Acres: 160 Apx Leased Acres: 0 Lot Size Dimensions: 2640x2640 Price Per Acre: 4,062.5 Price Per SqFt: 0.09		Subdivision: Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: Harquahala Street Frontage Name: Dobbins Rd Hun Block: Map Code/Grid: S14 Irrigation District: Harquahala Zoning: RU-43
Ele Sch Dist: Elementary School: Jr. High School:		High School Dist #: High School:

Cross Streets: Dobbins & Harquahala Valley Rd **Directions:** From I-10 head south on Harquahala Valley Rd to Dobbins/Eagletail Rd

Public Remarks: This is a great investment piece with irrigation water rights! Parcel has cement irrigation and power on the property. Receives a rebate on property taxes annually if water rights aren't used. Seller willing to do carry back on terms. Previous owner farmed this land

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 120.00 - 299.99 Acre Land Features: Land Configuration: Square Rectangular Elevation: / Topography: Level Vegetation: Horses: Special: Existing Land Use: Residential Acreage; Farm Zoned Presently: Single Family; Agricultural Potential Use: Single Family; Agricultural; Ranch; Recreational; Rural Use Restrictions: Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Water: Irr Ditch(es)-Lined Sewer: No Sewer/Septic Gas: None Distance to Cable: Within 1/2 Mile Distance to Electric: On Property Distance to Gas: Call Listing Office Distance to Phone: Within 1/2 Mile Distance to Sewer: None Distance to Water: On Property Electric: APS Roads/Streets: Gravel; Dirt Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 401-57-010-A Lot Number: - Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$5,503/2019 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms; Seller May Carry; 1031 Exchange Pmt & Rate Info: Equity: 650,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Ln Type: Not Applicable Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Ln Type: Not Applicable Existing 3rd Ln Trms: Not Applicable 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: 303 / 303 Status Change Date: 11/04/2020 Off Market Date: 11/04/2020	List Price: \$650,000	Special Listing Cond: N/A

Listed by: Saager Properties (saag01)