

HOME & CONTENTS ESTATE ORDERED AUCTION ONLINE ONLY AUCTION! BIDDING ENDS: Thursday, Feb 18 • 6 PM	6186576 Residential Single Family - Detached Active
	Beds/Baths: 4 / 2 Bedrooms Plus: 6 Approx SqFt: 2,286 / County Assessor Price/SqFt: \$87.05 Year Built: 1971 Pool: None Encoded Features: 42RX02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Roosevelt Elementary School Jr. High School: Powell Junior High School
	Approx Lot SqFt: 14,867 / County Assessor Approx Lot Acres: 0.341 Subdivision: CONTINENTAL EAST 4 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Online Estate Auction Model: Builder Name: Unknown Hun Block: Map Code/Grid: R38 Building Number: High School Dist #: 004 - Mesa Unified District High School: Westwood High School

Cross Streets: Dobson Rd and Southern Rd, Mesa **Directions:** North on Dobson Rd to 8th Ave, then left (west) to Valencia, then left (south) to El Moro, then right (west) to the property.

Public Remarks: ESTATE ORDERED ONLINE AUCTION – HOME AND CONTENTS. \$199,000 STARTING BID. Online auction of a 4-bed/2-bath home on a large 0.34-acre cul-de-sac lot with a neighbor only on one side. Huge private lot for parking equipment, trailers, toys, and NO HOA! The house is showing to be 1,821+/- sqft on the tax record with a 456+/- sqft bonus room addition for a total of 2,286+/- interior sqft. The roof and AC are newer. This is a rare opportunity to bid and buy the house and contents at an online auction. Bring your home makeover ideas and create a wonderful house to live in or keep as a rental income investment. The home is ideally located on a cul-de-sac and backs to the Tempe Canal. The house is just minutes from access to the 101 and US 60 freeways, Mesa Community College, and ASU.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate; RV Parking Road Responsibility: City Maintained Road Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; East/West Exposure Landscaping: Desert Front; Natural Desert Back Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Dishwasher Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Bonus/Game Room; Separate Workshop	Const - Finish: Painted; Stucco Construction: Block Roofing: Comp Shingle Fencing: Concrete Panel Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 384 CONTINENTAL EAST 4 MCR 013527 AN: 134-39-216 Lot Number: 384 Town-Range-Section: 1N-5E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,673/2020 Ownership: Fee Simple New Financing: Cash Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: Yes Auction Info: Auction Date: 02/18/2021; Minimum Bid Price: 199,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 602-315-4104; Auction License Nbr: BR527355000 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N / /	
HOA 2 Y/N: / /	
HOA 3 Y/N: / /	
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 1 List Date: 01/27/2021 Expire Date: 06/30/2021 Status Change Date: 01/28/2021	Original List Price: \$199,000 List Price: \$199,000	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: Probate/Estate

Private Rmks - DND2: Register your Buyer before auction day by returning the Buyer-Agent Registration form (see DOCUMENTS). Real estate bidding closes on Thursday, February 18, 2021 at 6:00 pm. Personal property/contents bidding closes on Thursday, February 18, 2021 at 7:00 pm. See www.AZEstateBid.com for the links to register to bid and for complete information.

Semi-Private Remarks: The property will be open for in-person, on-site public preview and inspection on February 13, 16, 18 from 1:00 to 5:00 pm. Co-listing broker is Stewart Larsen (480-861-2530, slarsen@thelarsencompany.com) with The Larsen Company Real Estate and Auction.

Office Remarks:

Showing Instructions: Permission Required to Show: Yes; To Schedule Showing: Contact Via Text, Phone or Email; Primary Showing Contact: Listing Agent; ARMLS Lockbox: No; Non-ARMLS Lockbox: Yes Occupant - DND2: Vacant Ownr/Occ Name - DND2: MT TRUST	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
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Name	Office	Primary	Office Phone	E-mail	Mobile and	Fax
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			Phone			Home	
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				

2357 W. El Moro Cir, Mesa

HOME & CONTENTS

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AUCTION

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2021 APR 15

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Family Room**Kitchen**

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Kitchen

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Dining Area

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Online Auction - Home & Contents - 2357 W. El Moro Cir, Mesa, AZ 85202 Online Auction - Home & Contents - 2357 W. El Moro Cir, Mesa, AZ 85202

Kitchen

1964 Chevrolet 3/4 Ton Truck

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Backyard**RV Gate**

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Newer AC Unit**Concrete Panel Fencing**

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Backs to Tempe Canal

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