



6227441	Residential	Mfg/Mobile Housing	Active
Beds/Baths: 3 / 2		Approx Lot SqFt: 6,231 / County Assessor	
Bedrooms Plus: 3		Approx Lot Acres: 0.143	
Approx SqFt: 1,447 / County Assessor		Subdivision: WINKELMAN TOWNSITE	
Price/SqFt: \$3.46		Tax Municipality: Gila - COUNTY	
Year Built: 1990		Marketing Name:	
Pool: None		Planned Cmty Name:	
Encoded Features: 321S		Model:	
Exterior Stories: 1		Builder Name: unknown	
# of Interior Levels: 1		Hun Block:	
Dwelling Type: Mfg/Mobile Housing		Map Code/Grid: C71	
Dwelling Styles: Detached		Building Number:	
Ele Sch Dist: 000 - Out of Area		High School Dist #: 000 - Out of Area	
Elementary School: Out of Maricopa Cnty		High School: Out of Maricopa Cnty	
Jr. High School: Out of Maricopa Cnty			

Cross Streets: Highway 177 and Highway 77 **Directions:** Take Highway 177 to Winkelman.

Public Remarks: THIS PROPERTY SOLD AT AUCTION!! NOW IS THE TIME TO BUY.....THE PROBLEM IS, NOTHING IS CHEAP.....THAT IS, UNTIL NOW. THIS IS A TOTAL FIXER AND A GREAT OPPORTUNITY TO BE AN OWNER OF REAL PROPERTY. SMALL, SLEEPY TOWN NOT FAR FROM THE VALLEY AND A STONE'S THROW TO THE GILA RIVER!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Front; Dirt Back Flooring: Other	Kitchen Features: None Master Bathroom: Other (See Remarks) Laundry: None Dining Area: Other (See Remarks) Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Other (See Remarks) Unit Style: All on One Level Const - Finish: Other (See Remarks) Construction: Other (See Remarks) Roofing: Comp Shingle Fencing: Chain Link Cooling: Other (See Remarks) Heating: Other (See Remarks) Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Gila Legal Description (Abbrev): LOTS 5 & 6, BLOCK 19 WINKELMAN TOWNSITE AN: 101-12-149 Lot Number: 5 Town-Range-Section: 05S-15E-24 Cty Bk&Pg: Plat: Taxes/Yr: \$620/2020 Ownership: Fee Simple New Financing: Cash Existing 1st Loan: Private Existing 1st Ln Trms: Disclosures: None Auction: Yes Auction Info: Auction Date: 05/13/2021; Minimum Bid Price: 5,000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 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/Impmt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 6 / 6 List Date: 04/27/2021 Status Change Date: 04/27/2021	Original List Price: \$5,000 List Price: \$5,000	SA: N / BB: Y / \$ 1 \$ Var: N Type: ER Other Compensation: Special Listing Cond: Auction; Owner/Agent

Private Rmks - DND2: AGENTS, SORRY FOR THE LACK OF A CO-BROKE BUT YOU MAY WANT THIS FOR YOURSELVES AS A SUMMER PROJECT. NEIGHBOR IS USING THE HOME FOR STORAGE. PLEASE DO NOT ENTER. CALL FIRST. STARTING BID IS \$5000 GO TO : AZLANDAUCTION.COM

Semi-Private Remarks:

Office Remarks:

Showing Instructions: Permission Required to Show: Yes; To Schedule Showing: Contact Via Phone; Primary Showing Contact: Listing Agent; ARMLS Lockbox: No; Non-ARMLS Lockbox: No
Occupant - DND2: Interim Occupant
Ownr/Occ Name - DND2: ARVIN BERN

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	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions hlam01 SE035668000	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-861-2530 480-837-2796	480-844-0155