



6698126	Land and Lots	Active
Apx SqFt: 5,063,498 Apx SqFt G/N: G Apx Total Acres: 116.24 Apx Total Acres G/N: G Apx Deeded Fee Acres: 89 Apx Leased Acres: 0 Lot Size Dimensions: 2560x1970 Price Per Acre: 34.41 Price Per SqFt: 0		Subdivision: S26 T8S R8E Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 2,103 Zoning: Residential
Ele Sch Dist: Picacho Elementary District Elementary School: Jr. High School:		High School District: Santa Cruz Valley Union High School District: High School:

Cross Streets: Picacho Highway and Shay Rd **Directions:** Follow I-10 E. Take exit 211 from I-10 E go south (0.7 miles) to Peak Lane. Go east (0.9 miles) to Picacho Hwy. Go south (0.5) on Picacho Hwy to Shay Rd.

Public Remarks: ONLINE HOME AND LAND AUCTION OF 2 RURAL RESIDENTIAL LAND PARCELS IN PICACHO, AZ (\$4,000/ACRE STARTING BIDS!) — LOT B: 29+ ACRES VACANT LAND — LOT C: 60+ ACRES WITH A 3-BED/2-BATH HOUSE+POWER+SEPTIC (6861 E. SHAY RD, PICACHO, AZ 85148). Unveil the splendor of Arizona's vast desert landscape with this exclusive auction offering! Bid now for the chance to own up to 89+/- acres of pristine rural terrain, divided into two parcels, brimming with endless possibilities. Nestled conveniently between Phoenix and Tucson, just off the I-10, this land beckons with potential for your dream ventures. Imagine crafting your own slice of paradise—a sprawling horse ranch, a serene RV park, or charming country homes, all set against the backdrop of Arizona's iconic Picacho Peak. Click "More..." for more!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 80.00 - 119.99 Acres Land Features: Mountain View(s) Land Configuration: Square Rectangular Elevation: 1,001 - 2,000 Ft / USGS Topography: Level Vegetation: Horses: Y Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Single Family; Mobile/Mgf Hme/RV's: Ranch Use Restrictions: Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Existing Structures: Mobile Home Fencing: Wire Water: Private Franchise Sewer: Septic Tank; Septic-In & Connectd Gas: None Distance to Cable: None Distance to Electric: On Property Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: Within 1/2 Mile Electric: Other (See Rmks) Roads/Streets: Dirt; Asphalt Environmental: None	County Code: Pinal Legal Description (Abbrev): BEG @ NW COR SEC 26-8S-8E TH E-2634.78 TH S-1931.29 TH W-2640.44 TH N-1970.56 TO POB RECORDED IN BK- AN: 411-37-004-F Lot Number: - Town-Range-Section: 08S-08E-26 Cty Bk&Pg: Taxes/Yr: \$92/2023 For Sale or Lease?: Sale New Financing: Cash; Seller May Carry Pmt & Rate Info: Down Payment %: 25 Seller Carry - Interest Rate: 8 Seller Carry - Term: 15 Equity: 4,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 05/22/2024; Minimum Bid Price: \$4,000/acre; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 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: 4 / 4 List Date: 04/29/2024 Expire Date: 12/31/2024 Status Change Date: 04/29/2024	Original List Price: \$4,000 List Price: \$4,000	SA: N BB: Y / 2% Var: N Type: ER Other Compensation: Special Listing Cond: Auction; N/A

Private Remarks: Visit AZLandAuction.com property info and the Online Auction link for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as a Buyer Agent for your buyer client (see DOCUMENTS). Online bidding ends WEDNESDAY, MAY 22, 2024 at 1:00 PM (AZ).

Semi-Private Remarks: Co-listing brokers are Stewart Larsen/The Larsen Company (480-844-1221, slarsen@thelarsencompany.com) and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, john@unitedcountryaz.com).

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: List OR Co-List Agent	Ownr/Occ Name - DND2: FRANKIE CROSS Owner/Occ Phn - DND2: 480-422-6800	Lockbox Type: None Sign on Property: Yes

Showing Service: No Showing Service Used

Showing Notification Methods: Showing Service:
No Showing Service Used; Text; Email; Phone Call

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	480-422-6800
			480-861-2530				

Unveil the splendor of Arizona's vast desert landscape with this exclusive auction offering! Bid now for the chance to own up to Here, the untouched desert sprawls out before you, inviting you to create a picturesque oasis amid nature's grandeur. Embrace the freedom of vast horizons and unobstructed views, with 360-degree vistas of majestic mountains, enveloping privacy, and the allure of starlit skies, all without the confines of an HOA. Conveniently accessible from the I-10 freeway, this location offers both serenity and connectivity.

Consider the potential for investment: seize the opportunity to subdivide the land into residential ranchettes, addressing the growing demand for affordable housing. Plus, a bonus awaits, a 3-bedroom, 3-bath manufactured home, included as-is, ready to be transformed or cherished as part of your desert haven.

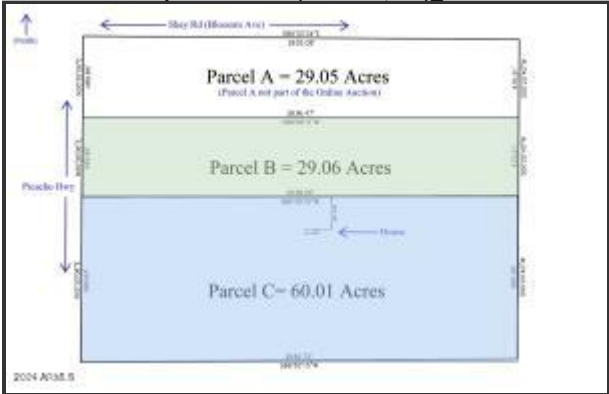
Don't miss your chance to make your mark on Arizona's enchanting farm country. Explore, envision, and seize this extraordinary opportunity before it's gone!

Online Auction



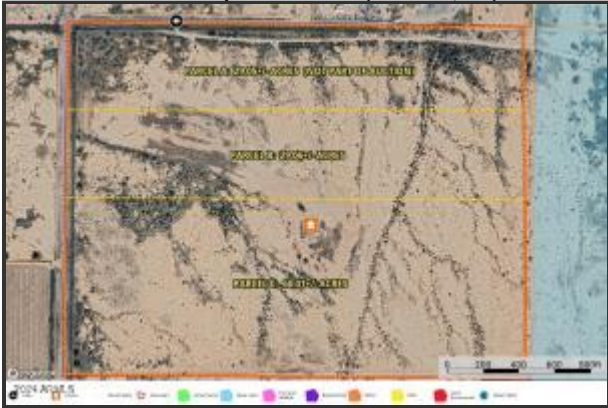
Looking southeast from the corner of Picacho Rd and Shay Rd.

3 split - shaded (Picacho, AZ)_001



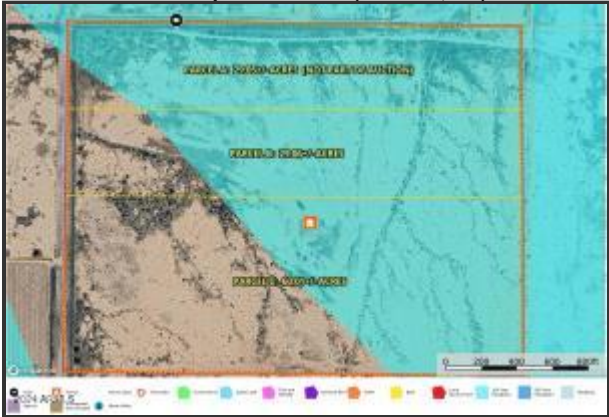
Online Auction - Parcel B (29.06 acres) and Parcel C (60.01 acres)

Land.id map 89.09 acres (Picacho, AZ)



Online Auction - Parcel B (29.06 acres) and Parcel C (60.01 acres)

Land.id map 89.09 acres (Picacho, AZ)+fl



Online Auction - Parcel B (29.06 acres) and Parcel C (60.01 acres)

Land.id map#2 (Picacho, AZ)



Online Auction - Parcel B (29.06 acres) and Parcel C (60.01 acres)

Land.id map#2 (Picacho, AZ)+ flood



Online Auction - Parcel B (29.06 acres) and Parcel C (60.01 acres)

Online Auction (Picacho, AZ)



Looking east from Picacho Rd

Online Auction (Picacho, AZ)



Looking north from the south perimeter boundary line

Online Auction (Picacho, AZ)



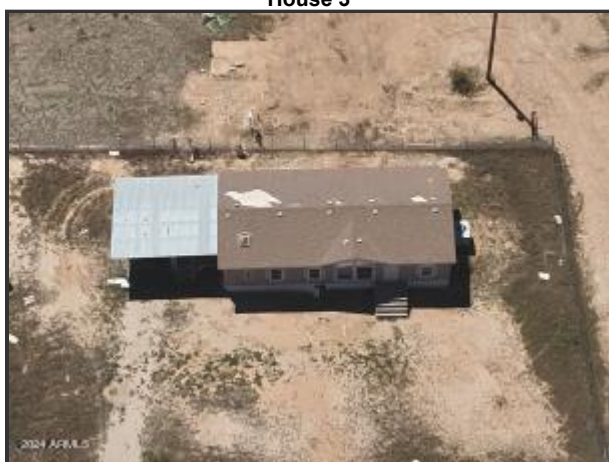
Looking northeast from the southeast corner

House 2



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

House 3



House 4



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

House 5**House 6**

3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

House 7**House 8**

3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8588**IMG_8591**

3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8592



IMG_8593



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8597



IMG_8601



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8602



IMG_8603



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8604



IMG_8606



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water). 3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8607



IMG_8609



3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

3 bed/2 bath house, 1,500+/- SF, on electric power and septic (no water).

IMG_8612



IMG_8746

