

	7076127 Residential Single Family Residence Active	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 0 Approx SqFt: 1,883 / Assessor Price/SqFt: \$159.32 Year Built: 1998 Private Pool Y/N: No Community Pool Y/N: No Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family Residence Dwelling Styles: Detached View: Panoramic; Trees/Woods; Mountain(s)	Approx Lot SqFt: 19,373 / Assessor Approx Lot Acres: 0.445 Subdivision: TIMBERLAKE PINES UNIT 7 Tax Municipality: Navajo - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Building Number:
	Ele Sch Dist: Heber-Overgaard Unified District Elementary School: Mountain Meadows Primary Jr. High School: Mogollon Jr High School	High School District: Heber-Overgaard Unified District High School: Mogollon High School

Cross Streets: Hwy 260 & Hwy 277 in Heber, AZ **Directions:** From Hwy 260 & Hwy 277, go west on Hwy 260 about 0.6 miles to Aspen Ln. Turn right (north) on Aspen Ln. Property is on the left.

Public Remarks: ONLINE AUCTION - Bidding ends Thurs, Oct 1 at 6 PM AZ Time! Furnished 3 bed/2 bath, 1,883 SF mountain cabin on 0.45± acre in Heber. NO HOA! Open great room with vaulted ceilings, stone gas fireplace & loft. Spacious kitchen, large primary bedroom, bunk room, covered decks/balconies & mini-split heating/A/C on both levels. Metal roof, private water, septic & owned propane tank. Previously used as a vacation rental. \$300,000 starting bid. 7% Buyer's Premium. 10% non-refundable earnest money deposit. Close within 30 days. Sold AS-IS. Auction with Reserve, subject to estate approval.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 0 Spa: None Horses: N Property Description: North/South Exposure Landscaping: None Exterior Features: Balcony; Covered Patio(s) Interior Features: Vaulted Ceiling(s) Flooring: Carpet; Tile; Vinyl	Kitchen Features: 220 Volts in Kitchen; Electric Oven; Electric Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Laminate Counters Master Bathroom: 3/4 Bath Master Bdrm; Full Bth Master Bdrm Master Bedroom: Upstairs Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Loft Fireplaces Total: 1 Fireplace Features: Gas Fireplace	Const - Finish: Wood Siding; Painted Construction: Wood Frame Roofing: Metal Fencing: Partial Cooling: Ceiling Fan(s); Mini Split Heating: Propane; Mini Split Plumbing: Electric Hot Wtr Htr Utilities: Oth Elec (See Rmrks); Propane Water Source: Pvt Water Company Sewer: Septic Tank; Septic-In & Connected Residential Propane Tank: Residential Propane Tank: Owned Road Surface Type: Asphalt Services: County Services	County Code: Navajo Legal Description (Abbrev): LOT 179 TIMBERLAKE PINES UNIT 7 AN: 206-03-179 Lot Number: 179 Town-Range-Section: 12N-17E-Cty Bk&Pg: Plat: Taxes/Yr: \$1,800/2025 Ownership: Fee Simple Co-Ownership (Fractional): Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: Seller Discl Avail Auction: Yes Auction Info: Auction Date: 10/01/2026; Minimum Bid Price: 300,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; 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: Not Managed; 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 Improvement/Impact Fee: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 List Date: 09/04/2026 Expire Date: 12/31/2026 Status Change Date: 09/04/2026	Original List Price: \$1 List Price: \$300,000	Type: Exclusive Right To Sell Special Listing Cond: N/A; Auction; Probate/Estate

Private Remarks: Visit AZEstateBid.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. Online bidding closes on Thursday, October 1, 2026, at 6:00 PM (AZ). 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).

Semi-Private Remarks: PROPERTY PREVIEW & INSPECTION Prospective bidders are encouraged to inspect the property and complete their due diligence before bidding. Open House Auction Previews: Saturday, September 19, 2026 - 11:00 AM to 1:00 PM Saturday, September 26, 2026 - 11:00 AM to 1:00 PM Property may also be available for inspection by appointment and lockbox access.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings	Occupant - DND2: Vacant Ownr/Occ Name - DND2: ASPEN MOUNTAIN LLC	Lockbox Type: Supra

	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				

Prepared by John L.
Payne

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/07/2026 5:05 PM © 2026 ARMLS and FBS. DMCA

ESTATE ORDERED ONLINE AUCTION - FURNISHED HEBER MOUNTAIN CABIN - \$300,000 STARTING BID!

Online bidding ends Thursday, October 1, 2026 at 6:00 PM Arizona Time.

Opportunity to bid and buy a furnished, move-in-ready mountain cabin in the Heber-Overgaard area. Situated on a 0.45± acre lot with NO HOA, this 1,883± SF cabin offers 3 bedrooms, 2 bathrooms, a loft, spacious gathering areas and multiple covered decks and balconies.

Previously used as a vacation rental and family mountain retreat, the property is being offered furnished through an online auction with reserve, subject to Seller approval of the highest and final bid.

PROPERTY HIGHLIGHTS

3 bedrooms

2 bathrooms

1,883± square feet

0.45± acre lot

Furnished

No HOA

Built in 1998

Open great-room floor plan

Dramatic vaulted ceilings

Loft overlooking the main living area

Floor-to-ceiling stone gas fireplace

Spacious kitchen with breakfast bar

Large primary bedroom

Bunk room

Multiple covered decks and balconies

Metal roof

Vinyl plank, tile and carpet flooring

Washer and dryer

Mini-split heating and air conditioning

Private water company

Septic system

Owned propane tank

Paved road access

MOUNTAIN LIVING WITH AIR CONDITIONING

A notable feature of this cabin is mini-split heating and air conditioning on both the main floor and upstairs. Enjoy the White Mountains during the warmer summer months as well as the cool-weather mountain seasons.

The open great room is the heart of the cabin, featuring soaring vaulted ceilings, abundant natural light and a large stone gas fireplace. The upstairs loft overlooks the living area, while the open kitchen, breakfast bar and dining area create a comfortable layout for entertaining, family gatherings and weekend getaways.

Recent improvements reported by the Seller include newer exterior paint, resurfaced decking and vinyl plank flooring in the main gathering space.

FURNISHED AND READY TO ENJOY

The cabin is being offered furnished, providing the successful bidder an opportunity to purchase a mountain property without having to start from scratch furnishing a second home. With multiple sleeping areas, a bunk room and generous gathering spaces, the property has been configured to accommodate family and guests and has previously been used as a vacation rental.

PROPERTY INFORMATION

Address: 1932 Aspen Ln, Heber, AZ 85933

County: Navajo County

APN: 206-03-179

Subdivision: Timberlake Pines Unit 7

Lot: 179

Lot Size: 0.45± acre

Living Area: 1,883± SF

Bedrooms: 3

Bathrooms: 2

Year Built: 1998

Zoning: R1-6 Single Family Residence

Elevation: Approximately 6,570 feet

HOA: None

Water: Private water company

Sewer: Septic system

Propane: Owned tank

Road: Paved access

PROPERTY PREVIEW & INSPECTION

Prospective bidders are encouraged to inspect the property and complete their due diligence before bidding.

AUCTION TERMS

Online bidding ends Thursday, October 1, 2026 at 6:00 PM Arizona Time.

Starting Bid: \$300,000

No registration fee to bid. All bidding is conducted online.

A 7% Buyer's Premium will be added to the successful high bid to determine the total purchase price.

A non-refundable earnest money deposit equal to 10% of the purchase price is required from the successful bidder, with the balance due at closing within 30 days.

Property is offered and sold AS-IS.

This is an Auction with Reserve and is subject to Seller approval of the highest and final bid.

Seller will convey clear title free of monetary liens and mortgages and provide title insurance in connection with the sale.

Seller reserves the right to withdraw the property or postpone or cancel the auction prior to the sale.

All information is believed reliable but is not guaranteed. Prospective bidders/buyers are responsible for conducting their own due diligence, inspections and independent verification of all information deemed material to their decision to purchase.

Open Houses				
Date	Time	Public Open House Link	Comments	Directions
09/26/2026	11:00 AM – 01:00 PM		Property Preview and Inspection: Preview and inspection of the property is by lockbox or attend one of the Open House property previews on SATURDAY, SEPT 19 OR SEPT 26, 11:00AM - 1:00PM.	From Hwy 260 & Hwy 277, go west on Hwy 260 about 0.6 miles to Aspen Ln. Turn right (north) on Aspen Ln. Property is on the left.
09/19/2026	11:00 AM – 01:00 PM		Property Preview and Inspection: Preview and inspection of the property is by lockbox or attend one of the Open House property previews on SATURDAY, SEPT 19 OR SEPT 26, 11:00AM - 1:00PM.	From Hwy 260 & Hwy 277, go west on Hwy 260 about 0.6 miles to Aspen Ln. Turn right (north) on Aspen Ln. Property is on the left.

Online Auction



1932 Aspen Lane, Overgaard, AZ 85933

Front



Front



Front



Front



Stairs to Entrance



Front Porch



Front Porch



Front Porch



Family Room



Family Room



Family Room



Family Room



Dining Area



Dining Area



Dining Area



Breakfast Bar



Kitchen



Kitchen



Kitchen



Coffe Maker



Stairs



Family Room



Loft



Up Master Bedroom



Up Master Bedroom



Up Master Bedroom



Up Master Bedroom



Up Master Bath



Up Master Bath



Upstairs Bunkroom



Upstairs Bunkroom



Down Bedroom



Down Bedroom



Down Bedroom



Down Bathroom



Down Bathroom



Inside Laundry



Upstairs Front Porch



Upstairs Front Porch



Back Porch



Back Porch



Back Porch**BBQ Grille****Fire Pit****Tetherball****Picnic Table****West Side**

Back Area

