

	6264246	Land and Lots	Active
	Apex SqFt: 26,970 Apex SqFt G/N: G Apex Total Acres: 0.62 Apex Total Acres G/N: G Apex Deeded Fee Acres: 0.62 Apex Leased Acres: 0 Lot Size Dimensions: rectangular Price Per Acre: 403,225.81 Price Per SqFt: 9.27		Subdivision: LAKE HAVASU Tax Municipality: Lake Havasu City Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: C81 Census Tract: 953,200 Zoning: vac land
	Ele Sch Dist: Elementary School: Jr. High School:		High School Dist #: High School:

Cross Streets: Mangrum Drive **Directions:** Lake Havasu Ave. to Jones Drive. East to property.

Public Remarks: THIS FANTASTIC DOUBLE LOT IN A VERY DESIRABLE AREA OF LAKE HAVASU CITY WILL BE SOLD AT AUCTION!! HIGH VALUE RESIDENTIAL SUBDIVISION. GREAT ELEVATION WITH PARTIAL LAKE VIEWS. BACKS TO A WIDE RAVINE THAT PROVIDES A NICE, NATURAL BUFFER. SELLER WILL FINANCE!! 25% DOWN, 6% INT. 15 YR. AMO. 5 YR. BALLOON

Features	Development & Utilities	County, Tax and Financing
Parcel Size: .50 - .99 Acres Land Features: Lake Subdivision Land Configuration: Square Rectangular Elevation: / Topography: Level Vegetation: Horses: Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Use Restrictions: Traffic Count: Current Density: Proposed Density:	Existing Structures: None Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Distance to Cable: Under 350 Feet Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS Roads/Streets: Asphalt Road Responsibility: City Maintained Road Environmental: None	County Code: Mohave Legal Description (Abbrev): T13N R20W SEC 14 & 23 LAKE HAVASU ARIZONA TRACT 134 BLK 3 LOTS 25 & 26 CONT 26,333 SQ FT OR 0.61 ACR AN: 109-08-051-A Lot Number: 25 Town-Range-Section: 13N-20W-14 Cty Bk&Pg: Taxes/Yr: \$1,947/2020 For Sale or Lease?: Sale New Financing: Cash Pmt & Rate Info: Equity: 250,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 08/12/2021; Minimum Bid Price: 250000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 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: 27 / 27 List Date: 07/14/2021 Status Change Date: 07/14/2021	Original List Price: \$250,000 List Price: \$250,000	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: Auction

Private Rmks - DND2: ATTENTION AGENTS: THE AUCTION WILL BE HELD ONLINE AT WWW.AZLANDAUCTION.COM ONLINE BIDDING ONLY. LIST PRICE IS THE STARTING BID. (\$250,000.00) SUBJECT TO SELLER CONFIRMATION. DO NOT BID ON THE LARSEN COMPANY WEBSITE. THANKS!

Semi-Private Remarks:

Office Remarks:

Showing Instructions: Permission Required to Show: No; Notify: No Notification Required; ARMLS Lockbox: No; Non-ARMLS

Lockbox: No

Ownr/Occ Name - DND2: KENNETH B SCHU

Owner/Occ Phn - DND2: xxx-xxxx

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
						602-315-4104	