

	6316418	Residential	Mfg/Mobile Housing	Active
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,128 / County Assessor Price/SqFt: \$129.23 Guest House SqFt: 0 Year Built: 2003 Flood Zone: No Pool: None Encoded Features: 43FRDXLO Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Mfg/Mobile Housing Dwelling Styles: Detached			Approx Lot SqFt: 44,927 / County Assessor Approx Lot Acres: 1.031 Subdivision: BUCKEYE RANCHOS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 700 S Map Code/Grid: Q21 Building Number:
	Ele Sch Dist: 033 - Buckeye Elementary District Elementary School: Palo Verde Elementary School Jr. High School: Palo Verde Middle School			High School Dist #: 201 - Buckeye Union High School District High School: Buckeye Union High School

Cross Streets: I-10 West & Sun Valley Parkway/Palo Verde Rd (Exit **Directions:** Exit 109 for Palo Verde Rd, 0.4 miles to W Yuma Rd, right (west) for 3 miles, right (north) on S. 315th Ave for 0.4 miles to W. Grant St, then left (west) to the property. Look for the AUCTION sign.

Public Remarks: **ONLINE HOUSE AUCTION – ONLINE ONLINE ONLY – HOUSE ON AN ACRE + WELL – \$275,000 STARTING BID ** Investor ordered auction. Previously listed and was under contract at \$325,000. Check out this recently rehabbed house located in the Buckeye Ranchos, a wonderful country home subdivision that is horse and animal friendly. Over 2,100 sq ft home in Buckeye, AZ on an acre lot with a private well and NO HOA! 4 bed/3 bath + den/office (could be 5th bedroom). New flooring, new stainless-steel appliances, and fireplace. Home inspection, termite inspection, and AC inspections provided. Home Warranty included with purchase!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 0 Parking Features: RV Parking Road Responsibility: County Maintained Road Pool Features: No Pool Spa: None Horses: Y Fireplace: 1 Fireplace Property Description: Mountain View(s); North/South Exposure; Street(s) Not Paved Landscaping: Gravel/Stone Front; Gravel/Stone Back Mfg Home Features: Multi-Wide; Affidavit Affixture Add'l Property Use: Ranch/Farm Flooring: Carpet; Laminated; Linoleum; Tile Windows: Dual Pane	Kitchen Features: 220 Volts in Kitchen; Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Other Bdrm Split Laundry: 220 V Dryer Hookup; Inside Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2021; Floor Partial/Full: Partial; Kitchen Yr Updated: 2021; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2021; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2021; Rm Adtn Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Siding Construction: Frame - Wood Roofing: Comp Shingle Fencing: Wire; Partial Cooling: Refrigeration; Programmable Thmstat Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water: Well - Shared Well Share: Well Share #: 4 Sewer: Septic Tank; Septic in & Cnctd Services: County Services	County Code: Maricopa Legal Description (Abbrev): LOT 5 BUCKEYE RANCHOS MCR 008338 AN: 504-67-005-A Lot Number: 1 Town-Range-Section: 1N-5W-11 Cty Bk&Pg: Plat: Taxes/Yr: \$1,364/2021 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; Seller May Carry; Lease Purchase Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req; Well Disclosure; Vicinity of an Airport Auction: Yes Auction Info: Auction Date: 11/15/2021; Minimum Bid Price: 275,000; 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		Rec Center Fee Y/N: N //
Assoc Rules/Info: None		Rec Center Fee 2 Y/N: N //
		Land Lease Fee Y/N: N //
		PAD Fee Y/N: N //
		Ttl Mthly Fee Equiv: \$0
		Cap Imprv/Impact Fee: % 0 %
		Cap Impv/Impt Fee 2:%0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 10 / 19 List Date: 10/25/2021 Expire Date: 12/31/2021 Status Change Date: 11/03/2021	Original List Price: \$200,000 List Price: \$275,000	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Auction; Owner/Agent

Private Rmks - DND2: Register your Buyer client before auction day by returning the Buyer-Agent Registration form (see DOCUMENTS tab). ONLINE AUCTION EVENT - bidding ends on Monday, November 15 at 6:00 pm. Visit AZLandAuction.com for complete property & auction info and for your client to register as an online bidder. See DOCUMENTS tabs for inspection reports and more.

Semi-Private Remarks: House is vacant on Supra lockbox. Public Preview & Inspection from 1:00 to 4:00 pm on Thur-Nov 11, Sat-Nov 13, and Mon-Nov 15. Co-listing broker is Stewart Larsen, The Larsen Company Real Estate and Auction (480-861-2530, slarsen@thelarsencompany.com). Owner/Agent Disclosure: a member of the selling entity holds an Arizona real estate license.

Office Remarks:

Showing Instructions: Permission Required to Show: No; Notify: Via ShowingTime; Primary Showing Contact: **Lockbox Location:** West door

Listing Agent; ARMLS Lockbox: Yes; Non-ARMLS Lockbox: No Occupant - DND2: Vacant Ownr/Occ Name - DND2: 108 INVESTMENTS LLC	Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
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	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	602-315-4104	480-422-6800	john@UnitedCountryAZ.com	602-315-4104	480-422-6800
			480-861-2530				