

Active List Number: 505373

Address: 1460 S Whatever Way Pcl B Cornville, AZ 86325

Active Listing Price: \$179,900



Property Type:	Vacant Land	Lot Acreage:	4.62
Sub-Type:	Residential/ Ranch	Lot Size Source:	Other
Subdivision:	Under 5 Acres	Lot	refer to attached
Area:	17 - Cornville/ Page Springs	Dimensions:	Preliminary Survey Sketch Map
County:	Yavapai	Section:	10
Phase:	M&B	Township:	15N
Lot #:	Pcl B	Range:	4E
Taxes/Year:	885 /		
Tax Parcel:	407-17-007w 2.63ac Westerly		
Zoning:	RIL-70		

Perks: Undetermined

Assessments \$:

Association Fees \$:

Asmts Freq:

Assoc Fee Freq:

Directions: Take Cornville Rd to S Aspaas Rd to Iron Musical Gate on the right, through gate to end of cul de sac on the North. New survey under way - Preliminary stakes are on line. Refer to Attached Plat.

Marketing Remarks: Gorgeous Rural 4.6 AC - with high view building site on Oak Creek. Has well and underground electric to the site. Deed Restrictions minimum 2000 SF Site built home, Road Maintenance Agreement. Off S Aspaas Rd at Iron Musical Gate, to property at the end of the cul de sac on the North End. Owner may carry with substantial down payment prefers cash.

Legal: A RECT PTN OF THE NW4 THE NE COR LYING APPROX 1248'N & 435'W FROM THE CNTR OF SEC 10-15-4E CONT 2.00AC 2360/285 2.63AC

Association Fees: Other - See Remarks

Buildings: None

Existing Loan: None

Fence: Partial; Other - See Remarks

Flood Zone: Flood Plain / 100; Flood Plain / 500; Flood Way; Non Flood Zone; Verify

Irrigation: None

Location: Cul-De-Sac; Front Creek/Rvr/Lake; Gated Community; Rural; Trees; View

Lot Improvements: None

Pet Privileges: Farm Animals; Horses; Restricted - See Rmk

Road Maintenance: Privately Maintained

Restrictions: CC & R's; Home Only; Min Acreage Req; Square Footage

Special Conditions: N/A

Terms Available: Cash; Cash to New Loan; Other - See Remarks

Topography: Hillside; Level; Plateau; Sloped Gentle; Sloped Steep; Valley

Utilities Installed: Electricity

Utilities Available: 220; Electricity; Underground; Well Exists; Other - See Remarks

Views: Lake/Creek/River; Mountains; Panoramic

Listing Courtesy of Yavapai Realty

Esther Talbert, Broker | Ceo, Broker, rCRMS, GREEN, CDPE, CNE

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