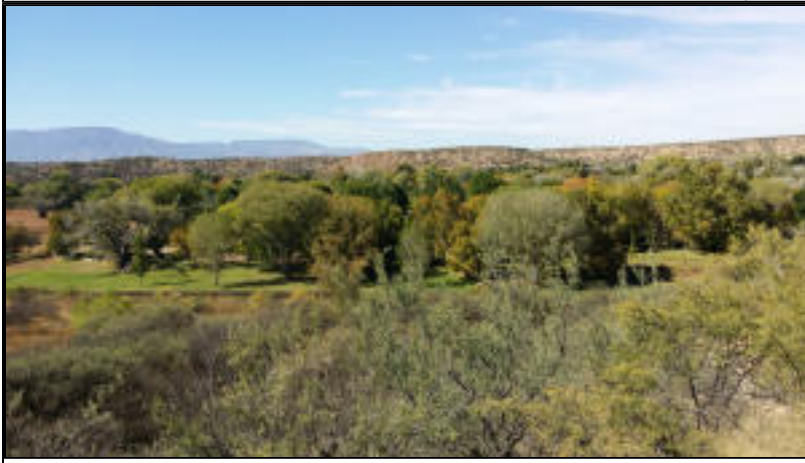


Active List Number: 500333

Address: 1500 S Whatever Way Cornville, AZ 86325

Active Listing Price: \$799,000



Property Type:	Vacant Land	Lot Acreage:	42.4
Sub-Type:	Residential/Ranch	Lot Size	County
Subdivision:	5 Acres or More	Source:	Assessor
Area:	17 - Cornville/Page Springs	Lot Dimensions:	
County:	Yavapai	Section:	10
Phase:	M&B	Township:	15N
Lot #:		Range:	4E
Taxes/Year:	11,734 /		
Tax Parcel:	407-17-041a		
Zoning:	R1L-70		

Perks: Yes

Assessments \$:

Association Fees \$:

Asmts Freq:

Assoc Fee Freq:

Directions: Cornville Rd left on S Aspaas Rd to the Iron Musical Gate Entrance. Also access off S Aspass at 1500 S Whatever Way, follow S Aspass Rd to S Whatever Way, easement to the property entrance at gate.

Marketing Remarks: Cornville, AZ., Rare property On Oak Creek, Approx 2000 ft of frontage. 42.40 AC - Totaling 5 separate YC Parcels with adequate access to all, use entire property or have several homes. Lands suitable for growing - grapes, organic gardens, fruit & nut trees, etc. Upper lands out of the flood plane with gorgeous views of the Mountains, and Oak Creek Below. Area of low density upscale homes & ranches. Zoned YC RIL-70 site built homes only. Three water wells on the property. One Septic System, Pcl 041A. APS electric complete ready to go. Survey by True North Surveys. Private Custom Gate and entrance. Frontage road S Aspaas is paved and county maintained. See attachments for Flood plane GIS Aerial overlay plat, and more "About the Property."

Legal: AN IRREG PCL SE4NW4 NE COR APPROX 385'N FROM SEC CTR SEC 10-15-4ECONT 32.49AC 3777/762 plus 407-17-007W,V, 040B & 025C

Association Fees: None
Buildings: None
Existing Loan: None
Fence: Barbed Wire; Partial; Other - See Remarks
Flood Zone: Flood Plain / 100; Flood Plain / 500; Flood Way; Non Flood Zone; Other - See Remarks
Irrigation: None
Location: Cul-De-Sac; Front Creek/Rvr/Lake; Gated Community; Rural; Trees; View
Lot Improvements: Septic Installed; Other - See Remarks
Pet Privileges: Domestic; Farm Animals; Horses

Road Maintenance: County Maintained; Other - See Remarks
Restrictions: CC & R's; Home Only; Min Acreage Req
Special Conditions: Foreclosure/Lndr Own
Terms Available: Cash; Submit to O M C
Topography: Hillside; Level; Plateau; Sloped Gentle; Valley
Utilities Installed: Electricity; Septic; Underground Util's; Other - See Remarks
Utilities Available: 220; Electricity; Septic; Telephone; Underground; Well Exists
Views: Lake/Creek/River; Mountains; Panoramic

Listing Courtesy of Yavapai Realty

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

Yavapai Realty

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