



Property Type:	Vacant Land	Lot Acreage:	11.05
Sub-Type:	Residential/Ranch	Lot Size Source:	Other
Subdivision:	5 Acres or More	Lot Dimensions:	refer to attached Preliminary Survey Sketch Map
Area:	17 - Cornville/Page Springs	Section:	10
County:	Yavapai	Township:	15N
Phase:	M&B	Range:	4E
Lot #:	Pcl E		
Taxes/Year:	0 /		
Tax Parcel:	407-17-041a Pt Of		
Zoning:	R1L-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 left, through gate to end of cul de sac. New easement & road being put in to the south along the E line of Parcel D to enter into Subject.

Marketing Remarks: Gorgeous Rural 11.05 AC - with high view building site on Oak Creek. Deed Restrictions minimum 1500 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 then south to Pcl E. Owner may carry with substantial down payment prefers cash. Easement along the S line all the way to Oak Creek to benefit Pcls A, B, C & D & E. This easement is to Access Oak Creek. Take S Whatever Way to subject easement and follow to Oak Creek.

Legal: A RECT PTN OF THE NW4 THE NE COR LYING 1048'N & 435'W FROM THE CN TR OF SEC 10-15-4E CONT 11.05 AC

Association Fees: Other - See Remarks

Buildings: None

Existing Loan: None

Fence: Other - See Remarks

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

Irrigation: None

Location: 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: Foreclosure/Lndr Own

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

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

Utilities Installed: None

Utilities Available: 220; Electricity; Needs Well; Other - See Remarks

Views: Lake/Creek/River; Mountains; Panoramic

Listing Courtesy of Yavapai Realty

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