

	Property Type: Vacant Land	Lot Acreage: 5.7
	Sub-Type: Residential/Ranch	Lot Size Source: Other
	Subdivision: 5 Acres or More	Lot Dimensions: refer to attached Preliminary Survey Sketch Map C
	Area: 17 - Cornville/Page Springs	Section: 10
	County: Yavapai	Township: 15N
	Phase: M&B	Range: 4E
	Lot #: Pcl C	
	Taxes/Year: 0 /	
	Tax Parcel: 407-17-007v	
	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 straight ahead. New survey under way. True North Refer to Preliminary Plat attached Pcl C
 Marketing Remarks: Gorgeous Rural 5.7 AC - with high view building site on Oak Creek. Has well and underground electric to the site. 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 straight ahead all the way to Oak Creek. 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 5.7 total Pcl C

Association Fees: Other - See Remarks Buildings: None Existing Loan: None Fence: None 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: Foreclosure/Lndr Own Terms Available: Cash; Cash to New Loan; Other - See Remarks Topography: Hillside; Level; Plateau; Sloped Gentle; Sloped Steep; Valley Utilities Installed: Electricity; Underground Util's Utilities Available: 220; Electricity; Underground; Well Exists; Other - See Remarks Views: Lake/Creek/River; Mountains; Panoramic
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Listing Courtesy of Yavapai Realty

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