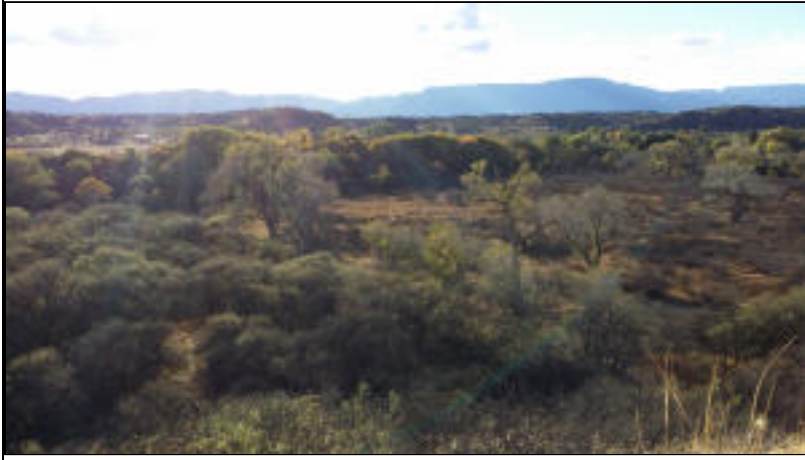


**Active** List Number: 505599      Address: 1500 S Whatever Way Pcl D Cornville, AZ 86325      Active Listing Price: \$189,900



<b>Property Type:</b>	Vacant Land	<b>Lot Acreage:</b>	6.93
<b>Sub-Type:</b>	Residential/ Ranch	<b>Lot Size Source:</b>	Other
<b>Subdivision:</b>	5 Acres or More	<b>Lot Dimensions:</b>	refer to attached Preliminary Survey Sketch Map
<b>Area:</b>	17 - Cornville/ Page Springs	<b>Section:</b>	10
<b>County:</b>	Yavapai	<b>Township:</b>	15N
<b>Phase:</b>	M&B	<b>Range:</b>	4E
<b>Lot #:</b>	Pcl C		
<b>Taxes/Year:</b>	0 /		
<b>Tax Parcel:</b>	407-17-041a Pt Of		
<b>Zoning:</b>	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 for ingress egress and utilities.

Marketing Remarks: Gorgeous Rural 6.93AC - 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 D. Owner may carry with substantial down payment prefers cash.

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 6.93 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

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

**Yavapai Realty**

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