

165 N. MERRITT RANCH ROAD, CORNVILLE, AZ 86325  
6.95+/- ACRES

4 SEPARATE BUILDING PARCELS

\$130,000. [MLS# 505118](#)

BEAUTIFUL RURAL ACREAGE



Yavapai Realty

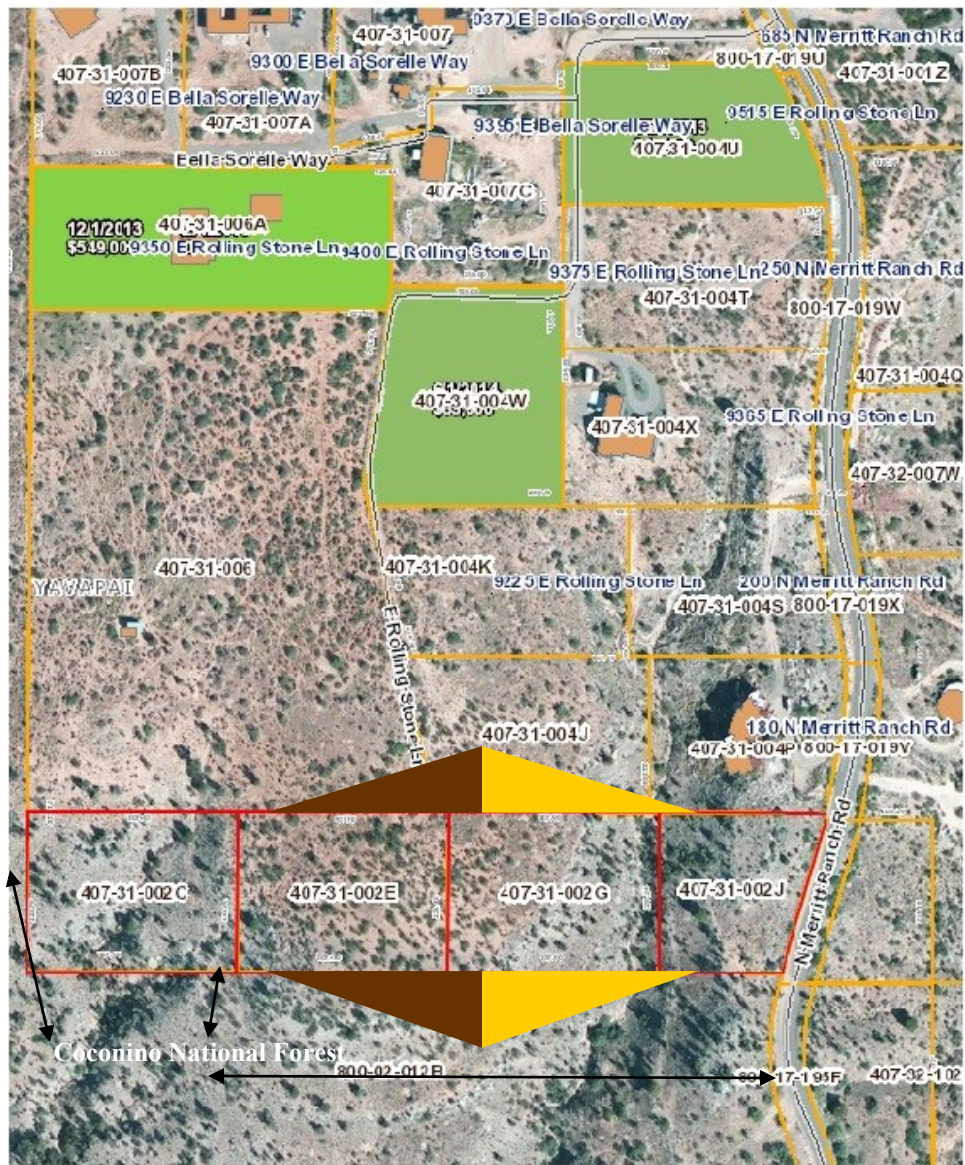
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## 407-31-002C, F, G & J 6.9 AC Cornville



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

## CORNVILLE—RURAL BEAUTIFUL VIEW ACREAGE 6.9 AC+-

- Site Built Homes only
- R1L-70 Yavapai County zoning
- Survey map available

### SURROUNDINGS

- Minimum 70,000 SF AC parcels
- Horse Privileges if you choose
- Country setting
- Adjoins Forest Service lands

### UTILITIES

**Electric:** Arizona Public Service –contact APS for availability

**Water:** Drill for water

**Sanitation:** Individual septic/sanitation—needs sanitation system

**Telephone:** Century Link in the area

### DESCRIPTION

Rural Living! Four (4) gorgeous view parcels on North Merritt Ranch Road, totaling 6.95 Ac+. Coconino National forest borders property to the south and west; nice home adjoining parcel to north; has electricity and phone. Drill for water, fronts on paved county maintained road.

**PRICE—\$130,000.** Cash or owner will carry with adequate down payment, and qualified buyer. Submit. Property free and clear.

### ANNUAL PROPERTY TAXES

407-31-002C (2014) - \$1,352

407-31-002E (2014) - \$1,352

407-31-002G (2014) - \$1,301

407-31-002J (2014) - \$1,451

**Total Tax for all 4 lots : \$5456. (2014)**

**Directions—**Hwy 89A to Oak Creek Valley Rd, angle right onto Merritt Ranch Rd to property on the right approx. 1 mile, look for signs with parcels defined.

**Virtual Tour—**<http://www.tourfactory.com/1249519>

**Note—**Property needs proper access built over wash to get to all parcels within the recorded easement off Merritt Ranch Rd. Ask for details about this. . .

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