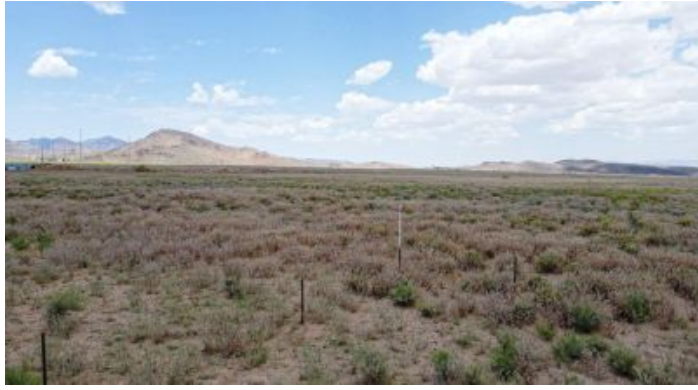


# Great 6.29 acre parcel with power to lot line and drilled well but needs pump



## 6.29 Acres

### \$45,000

#### Mohave County, Arizona

landresellers.com/properties/ddfca92cbd6



## Property Details

**Property Types:** Land

**State:** Arizona

**County:** Mohave County

**City:** Kingman

**Zip:** 86409

**Price:** \$45,000

**Total Acreage:** 6.29

**Property ID:** ddfca92cbd6

**Property Address:** N Avenida Obregon, Kingman, AZ, 86409

**APN:** 331-13-077C

**Dimensions:** 489x378x78x50x134x144x304x624

**GPS:** 35.3807, -113.998612

**Subdivision:** None

**CCRs:** None

**Roads:** Dirt

**Power:** Available

**Water:** Well drilled 760 ft & Rated at 5 GPM but needs pump

**Sewer:** Septic Required

**Taxes:** \$96

Great 6.29 acre parcel with power to lot line and drilled well but needs pump

Horse property to build your home or set up your mobile or manufactured home

Property Address: N Avenida Obregon, Kingman, AZ 86409

Latitude/Longitude: 35.380700,-113.998612

County: Mohave

Subdivision: None

Google Map - <https://goo.gl/maps/6sY5eBiax1pqexVAA>

Directions: Head northeast on Stockton Hill Rd toward E Calle Chavez, Turn right onto Calle Charcas, Continue onto E Calle Muerlos, Continue onto CII Parral, Turn right onto N Avenida Obregon, Turn right at 1st street, property will be on the Right.

PRICE: \$45,000 Plus closing costs

Permitted uses: Single Family Dwellings. Mobile homes and manufactured homes are allowed in this district, subject to the approval of appropriate permits. Domestic livestock and personal agricultural endeavors ok.

Property Description:

This 6.29 acre vacant lot, located in Mohave County, Arizona, offers an excellent opportunity for those seeking to build your home or set up their mobile or manufactured home. Zoned as (AR) Agricultural Residential the property permits domestic livestock and personal agricultural endeavors, allowing for a self-sufficient and rural lifestyle. Essential utilities are available, including power at the lot line, status of telephone and cable services is unknown and septic required. This property features a drilled well that reaches a depth of 760 feet and produces a flow rate of 5 gallons per minute; however, a pump is needed. Great area out of the flood zone for horses with wide open area to roam that you can call home.

Property Info

Power: Available - Lot line (Unisource power)

Sewer: Septic Required

Water: Well drilled 760 ft & Rated at 5 GPM but needs pump

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: None

Fence: None

Access: Public Road - Dirt

HOA: No

Violations: None

Survey: Yes

CCR's: No

#### Property Details

Parcel Number: 331-13-077C

Account ID: R0202827

Property Type: Vacant Land

Lot Size: 273,992 SqFt

Acreage: 6.29 Acres

Topography: Gentle Slope

Dimensions: 489x378x78x50x134x144x304x624

Shape: Irregular

Zoned: AR Agricultural Residential

Horse Property: Yes

FEMA Flood Hazard Zone: X

FEMA Floodway: Out

Yearly Tax Amount: \$95.80

Road Type: Dirt

Road Maintenance: County

School District: Kingman Unified School District

Legal: T23N R16W SEC 17 PARCEL 77 PP 406/213 SEGREGATED AS PARCEL 77C ON PP 25/97-97A 12/29/2005 2005-145719 CONT 6.293 ACRES 331-13-077 (331-13-077A THRU E & ROAD) 2008 TAX ROLL

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/az/mohave/kingman/39148>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Parcel Details - <https://www.mohave.gov/ContentPage.aspx?id=111&cid=1595&parcel=331-13-077C>

Tax Info - <https://eagletw.mohavecounty.us/treasurer/treasurerweb/account.jsp?account=R0202827>

GIS Map - <https://mcgis.mohave.gov/html5/?viewer=moh&run=ParcelIDSearch&ParcelId=331-13-077C>

Photos - <https://photos.app.goo.gl/WsWswSjaxwkF6zQu8>

Mohave County Development Services - 928-757-0903

<https://www.mohave.gov/ContentPage.aspx?id=124>

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

## Seller Information



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