

# Yuma County - Paved Road with Power - Affordable One Acre Lot for the Snowbird Near Dateland



**1 Acres**

**\$19,995**

**Yuma County, Arizona**

landresellers.com/properties/5017ab2fa02



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Arizona

**County:** Yuma County

**City:** Dateland

**Zip:** 85333

**Price:** \$19,995

**Total Acreage:** 1

**Property ID:** C-2022023

**Property Address:** Ventura Road, Dateland, AZ, 85333

**APN:** 559-06-425

**Dimensions:** 143.4' X 304.3'

**GPS:** 32.82506, -113.51775

**Subdivision:** Sun Country Acres Amended

**Lot:** 425

**CCRs:** None

**Association Fees:** None

**Roads:** Paved

**Power:** Yes - Available

**Time Limit to Build:** None

**Taxes:** \$25

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Located on PAVED Ventura Road with power just three miles NE of Interstate 8 exit 67 in Dateland, AZ. This property is perfect for the snowbird looking to stay warm in the winter. Build yourself a place to call your own. With rural residential zoning, there will not be residences on top of one another. You can raise small farm animals for domestic use. Large animals such as horses are limited to one animal per 10,000 square feet. We did see a few RV's out here when we visited, and it sounds like enforcement of RV use is by neighbor complaint, so a good chance RV use would not be an issue. You can also apply for a variance, rezoning, or conditional use permit for mobile and RV use.

### Dateland

As a place with little to no humidity, Dateland was originally established around 100 years ago as a water stop along the rail lines. During WWII three air strips were built in Dateland for training on the B25 Bombers. After the conversion of HWY 80 into Interstate 8 in 1965, Dateland and the businesses have become a popular stopping point between Gila River and Yuma. Constant slow growth north of the Interstate also led to the opening of a local elementary school that currently has an enrollment near 150. Because of the hot desert environment, the military continues to use Dateland to train many of its soldiers heading to the middle east. Above all the town and area is best known for their world-famous dates and date shakes!

### Yuma County

Yuma county is home to over 200,000 permanent residents, and an additional 100,000 during the winter months. Winter temperatures in this area borders on perfect with warm temperatures, very little precipitation, and low humidity. With a total area larger than the state of Connecticut, Yuma county has many attractions and activities for both residents and visitors alike. In addition to gambling and lounging by the pool, hunting is a popular activity. The county offers several varieties of game along with water sports on the Colorado and Gila Rivers. Being bordered by Mexico on the southern border also provides for international excursions. In addition to tourism, farming and two military bases feed to county economy year around.

### Land Information:

Legal: Sun Country Acres Amended Lot 425

APN: 559-06-425

Dimensions: 143.4' X 304.3'

Size: 1.0 Acre

**GPS: Approximate GPS Coordinates**

32.82548, -113.51799 (NW Corner)

32.82548, -113.51752 (NE Corner)

32.82461, -113.51752 (SE Corner)

32.82461, -113.51799 (SW Corner)

32.82506, -113.51775 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2022023 HFTT

## Seller Information



**GOVERNMENT  
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