



## 1.25 Acres

### \$1,495

#### Mohave County, Arizona

landresellers.com/properties/c4955e26bde



## Property Details

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

**State:** Arizona

**County:** Mohave County

**City:** Kingman

**Zip:** 86401

**Price:** \$1,495

**Total Acreage:** 1.25

**Property ID:** C-2024004

**Property Address:** Kiowa Drive, Kingman, AZ, 86401

**APN:** 312-14-065

**Dimensions:** 164.76' X 330.35'

**GPS:** 35.556426, -113.844852

**Subdivision:** Lake Mead Rancheros

**Unit:** 1

**Lot:** E1/2 Lot 59

**CCRs:** None

**Association Fees:** None

**Time Limit to Build:** None

**Taxes:** \$10

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Located on Kiowa Drive, this 1.25 acre lot is an off grid adventurer's dream for a home or a great place to RV or camp for a vacation. The parcel is east of 149 Road (N. Antares Rd) and south of E Foster Blvd, which comes off the historic route 66 near Antares. It is a short drive into Kingman for all your shopping needs. This lot has very low annual taxes. RV camping would be by permit and RV living would require septic installation. The parcel also allows for site built and modular homes in addition to agricultural uses.

The parcel is within driving distance to many attractions such as Las Vegas, The Grand Canyon, Lake Havasu City, Laughlin and so much more. This lot gorgeous views of the surrounding mountain ranges giving you a beautiful view and magnificent sunrises and sunsets. There is an abundance of outdoor recreation nearby.

### Land Information:

Legal: East 1/2 of Lot 59, Lake Mead Rancheros Unit 1, a subdivision of part of Section 13, Township 25 N, Range 15W, G. & S.R., B. & M., as recorded in public records of Mohave County, Arizona, Fee number 103154.

APN: 312-14-065

Account ID: R0151187

Size: 1.25 Acres

Dimensions: 164.76' X 330.35'

### GPS: Approximate GPS Coordinates

35.556848, -113.845121 (NW Corner)

35.556848, -113.844568 (NE Corner)

35.555940, -113.844565 (SE Corner)

35.555943, -113.845122 (SW Corner)

35.556426, -113.844852 (Center)

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

Document preparation fee: \$299

C-2024004 EEH

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



**GOVERNMENT  
LAND SALES**

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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...