Southern Arizona 1 Acre Corner Building Lot Near Welton - Yuma County

1.05 Acres

$23,995

Yuma County, Arizona

landresellers.com/properties/8c83f4b6ccf

Property Details

Property Types: Land, Residential, Recreational
State: Arizona
County: Yuma County
City: Welton
Zip: 85356
Price: $23,995
Total Acreage: 1.05
Property ID: C-2023014
Property Address: 38106 Turquoise Dr, Welton, AZ, 85356
APN: 684-49-013

Dimensions: 189.46' X 241' X 190.03' X 241'
GPS: 32.685074, -113.987092
Subdivision: Citrus City Estates
Unit: 2
Lot: 66
CCRs: None
Association Fees: None
Power: Yes - Available
Time Limit to Build: None
Taxes: $35

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Great corner building lot located a few miles east of Welton in Southern Arizona. This property is perfect for the snowbird looking to stay warm in the winter. Build yourself a place to call your own. Zoned R-1-40, this parcel allows for one single family dwelling per 40,000 square feet of lot size. This means that there will not be residences on top of one another. This zoning also allows for raising of 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 or conditional use permit for mobile and RV use.

Welton

Located just 29 miles east of Yuma, the town of Welton is home to about 3,500 full time residents (and about double that amount in winter months). Originally founded as a water stop for the railroads, Welton has a rich history and is a wonderful place for recreation and the retired lifestyle. The town hosts several annual events including the Tractor Rodeo, Pioneer Day Fiesta, and Kiwanis Fishing Derby.

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 the county economy year around.

Land Information:

Legal: Citrus City Estates Unit 2 Lot 66

APN: 684-49-013

Address: 38106 Turquoise Dr Welton, AZ 85356

Dimensions: 189.46' X 241' X 190.03' X 241'

Size: 1.05 Acre

GPS: Approximate GPS Coordinates

32.685393, -113.987436 (NW Corner)

32.685410, -113.986822 (NE Corner)

32.684758, -113.986816 (SE Corner)

32.684761, -113.987463 (SW Corner)

32.685074, -113.987092 (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-2023014 RHTT

Seller Information

Government Land Sales
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Boise, ID 83714

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