



## 1 Acres

### \$7,995

#### Yuma County, Arizona

landresellers.com/properties/29f332c33e7



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Arizona  
**County:** Yuma County  
**City:** Dateland  
**Zip:** 85333  
**Price:** \$7,995  
**Total Acreage:** 1  
**Property ID:** C-2024010  
**Property Address:** Camino Del Estrella, Dateland, AZ, 85333  
**APN:** 539-44-388  
**Dimensions:** 189.22' X 230.00'

**GPS:** 32.8337, -113.52652  
**Subdivision:** El Camino Del Sol  
**Unit:** 2  
**Lot:** 455  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Dirt  
**Power:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$7

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Located just three miles NE of Dateland, AZ this property is perfect for the snowbird looking to stay warm in the winter. This lot has power in the rear for easy hook up. 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.

### 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: Lot 455 El Camino Del Sol Unit Two, according to the plat of record in the office of the Yuma County Recorder in Book 5 of Maps, pages 66-67.

APN: 539-44-388

Account ID: R0064905

Size: 1.0

Dimensions: 189.22' X 230.00'

### GPS: Approximate GPS Coordinates

32.83397, -113.52690 (NW Corner)

32.83396, -113.52615 (NE Corner)

32.83344, -113.52615 (SE Corner)

32.83346, -113.52690 (SW Corner)

32.83370, -113.52652 (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-2024010 AAAT

*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...