

**Irrigated Property on the Banks of the Verde River
Cottonwood, Arizona**



Location: 1165 Bates Road adjacent to the Verde River, just outside the corporate boundary of Cottonwood.

Size: 1.3± tax roll acres with home and a 1± tax roll acre vacant lot.

Zoning: Yavapai County R1L-18, a residential single family limited zone with a minimum parcel size of 18,000 sf.

Utilities: Electric, telephone and natural gas to property. Domestic water is by a private well, sewer is by septic tank. Property has irrigation rights to the Cottonwood Ditch.

Taxes: 2014 taxes are \$2,756, the Cottonwood Ditch assessment is \$100-\$200 paid annually. Yavapai County Assessor Parcel #'s: 406-07-003B, 406-07-003D, 406-07-003E.

Description: Great green belt property in one of the nicest residential areas of the Verde Valley. After the 1993 flood, the home was remodeled and elevated above the 100 year flood elevation. 3,061 sf with 5 bedrooms and 3.5 baths, when the home was raised this created a basement with flow through design which is not considered livable but makes for a great work and storage area, also has an older stable, barn and storage structure. Property is not on the river but borders state land immediately adjacent to the Verde River. The property currently is split into three parcels, the home on two parcels with 1.3 acres is offered for sale and the southern 1 acre is offered for sale. The southern 1 acre has the well which will have a well share agreement with the other parcels. Disclosure: while the home has been elevated above the 100 year flood elevation, the property and improvements are in the floodway of the Verde River, flooding potential does exist.

Price 1.3 acres with the home \$399,000 or the southern 1 acre lot \$95,000

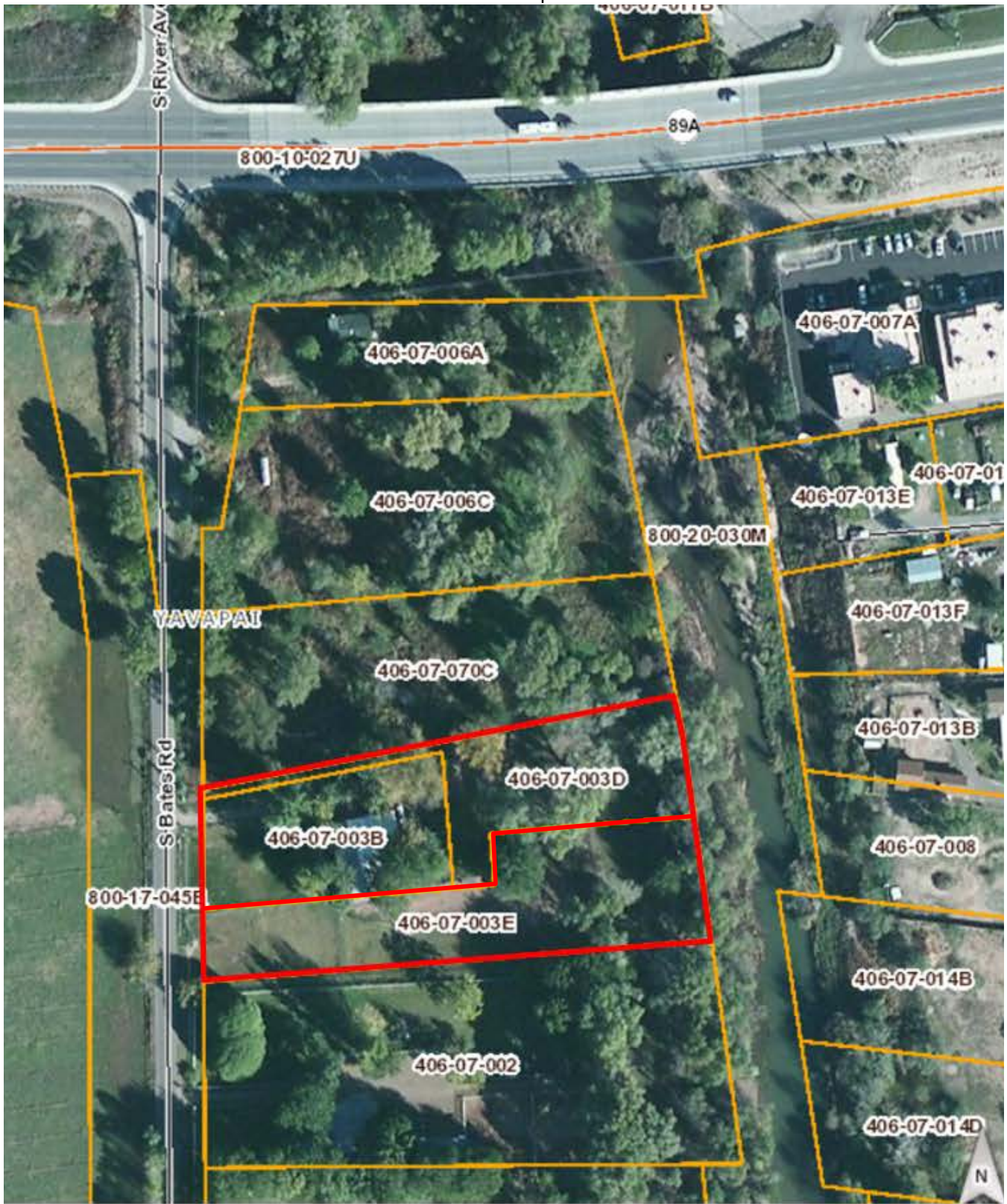
Offered for sale exclusively by:

Paul Groseta, Headquarters West, Ltd.

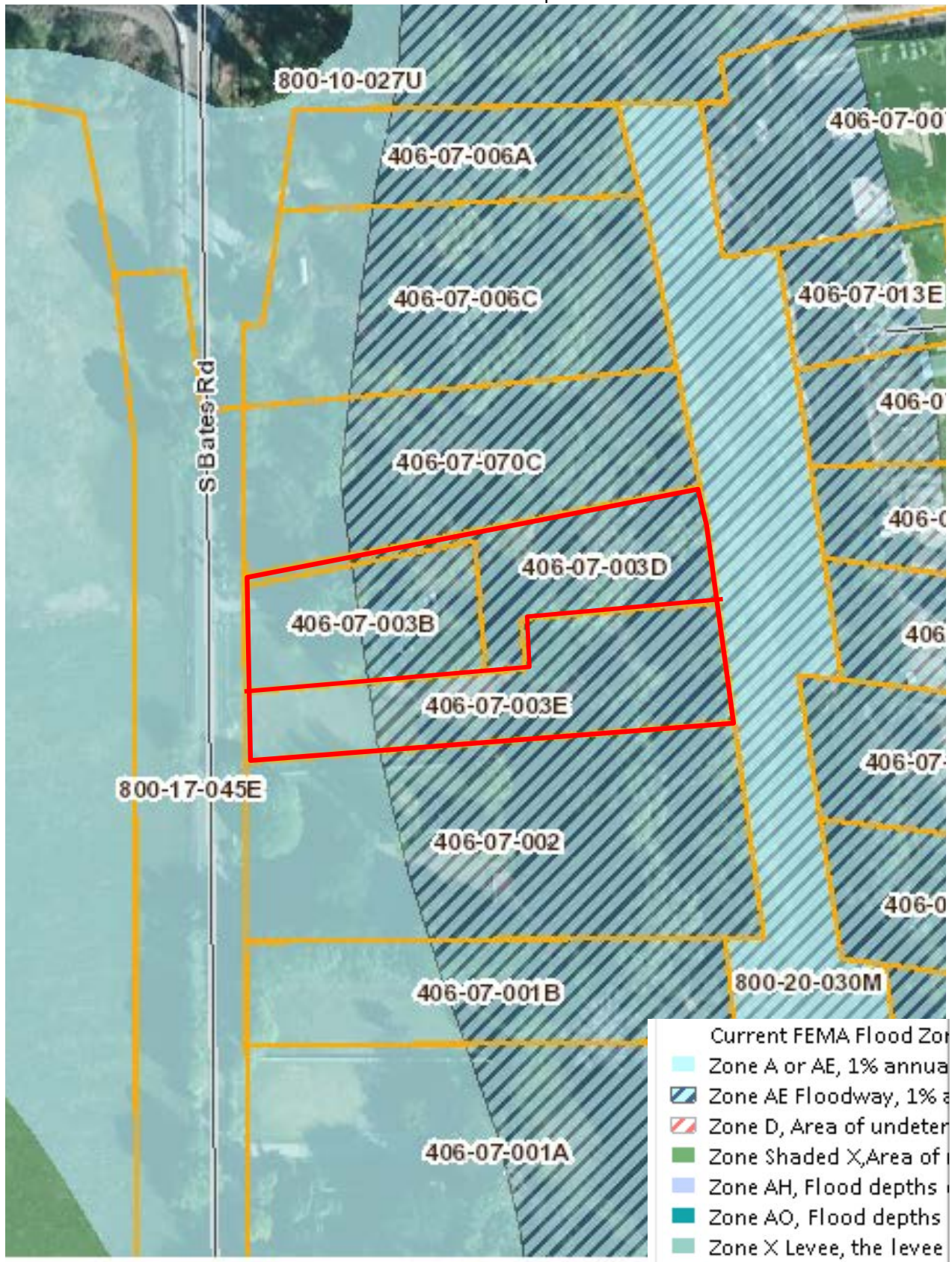
P.O. Box 1840, Cottonwood, Arizona 86326

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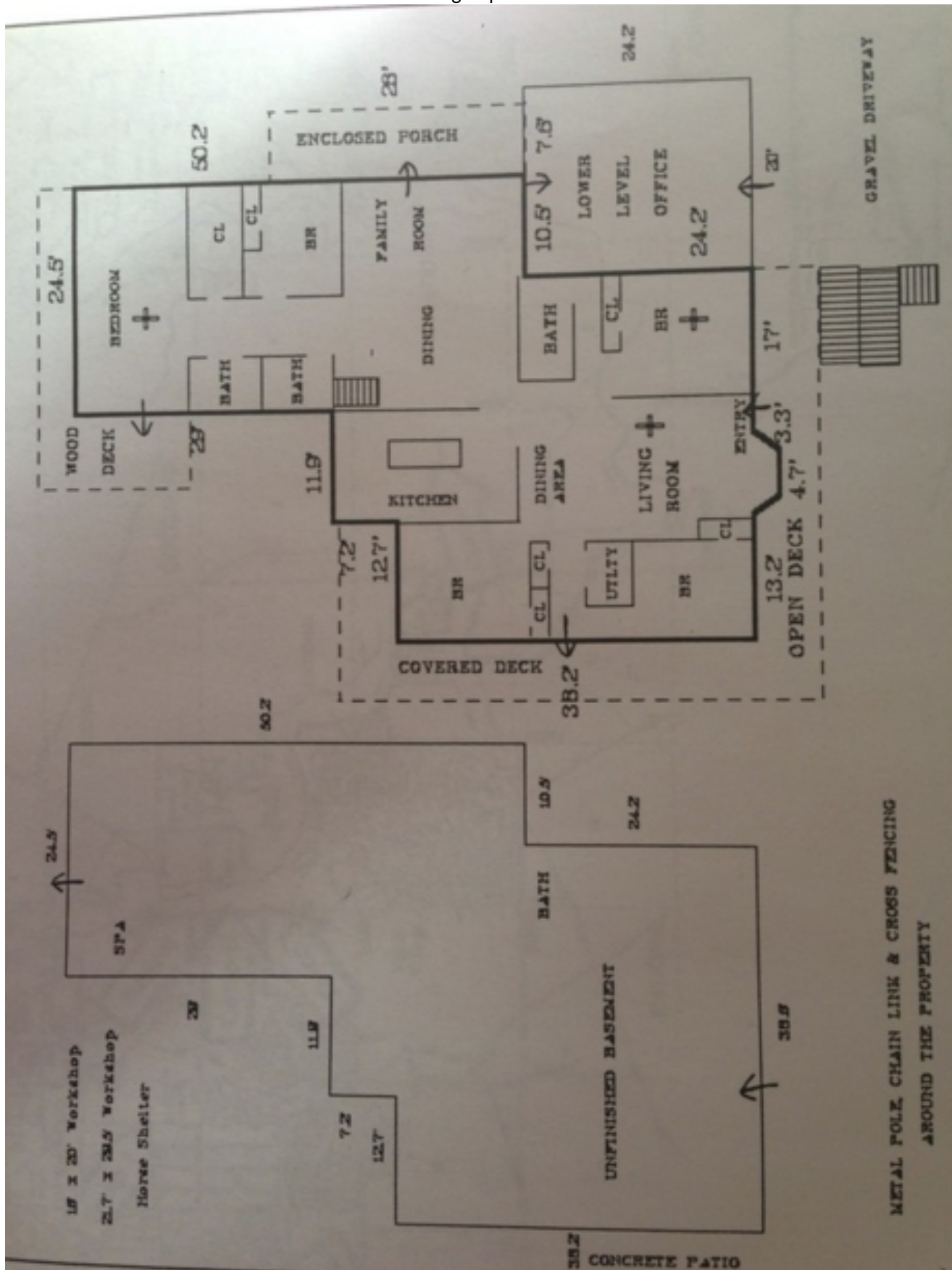
Aerial Map



Flood Hazard Map



Building Improvement Sketch





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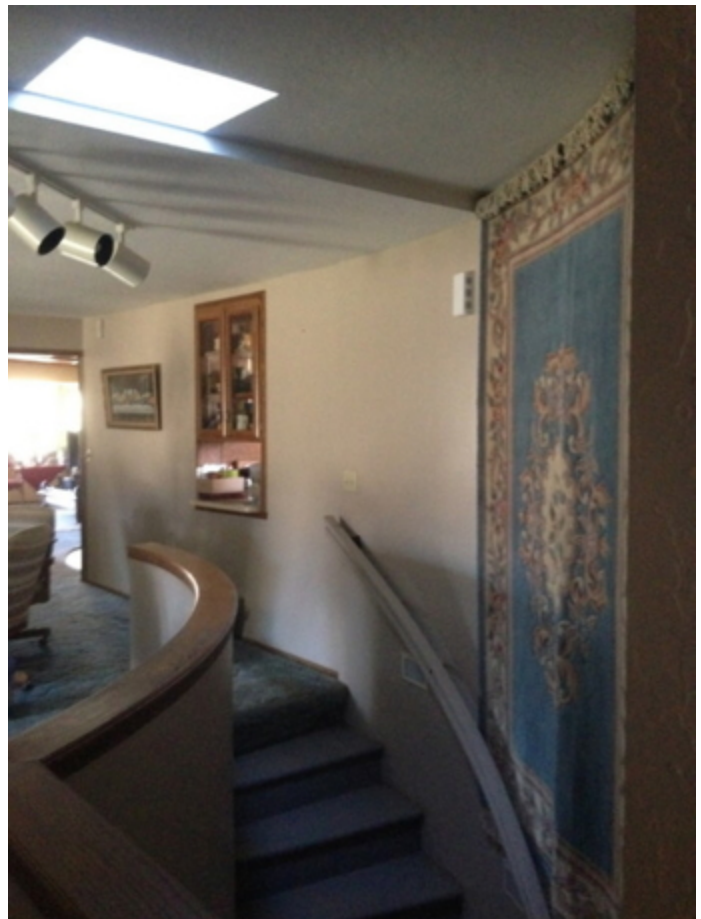


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