

**10.15± ACRES
WITH BEAUTIFUL MOUNTAIN VIEWS
IN A RURAL DESERT SETTING**

**WEST OF 339TH AVENUE,
1/8 MILE NORTH OF TELEGRAM ROAD
ARLINGTON, ARIZONA**



Offered for sale exclusively by

Shawn Wood

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Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Quick Info

Location	West of 339 th Avenue, approximately 1/8 mile north of Telegram Road
Size	10.15± Assessor Acres
Access	272' on 339 th Avenue
Current Zoning	Maricopa – R 43
Flood Hazard	Approx. 50% outside of 100-year flood plain, 50% in Lueck Wash flood plain
Utilities	Arizona Public Service & Qwest
Water	Domestic well on-site
Easements	Roadway, electric, telephone typical.
Improvements	Domestic well and 3-strand barbed wire fencing
Taxes	Year 2004 - \$225.96
Assessor Parcel #	401-42-039J
Comments	Property has great mountain views with lots of room for horses!

Description

This property is ideal for a home site with plenty of acreage for an arena, corrals, or open space. There is a beautiful spot on the property near the domestic well, perfect for a home site with great views. This property is nestled near the base of a mountain with washes nearby that are great for trail riding. Property has the potential to be split into multiple parcels.

The offered property includes 10.15± tax roll acres of land in a rectangular shaped tract. The land is located in Maricopa County and zoned R-43, which allows approximately 1 residence per 1 acre. Approximately 50% of the property is located outside of the 100-year flood plain, and 50% is located within the 100-year flood plain which does have some building restrictions.

Location

The 10.15± acres are located west of 339th Avenue, approximately 1/8 mile north of Telegram Road. The property lies south of Tonopah, west of Buckeye in the Arlington Valley area.

Access and Frontage

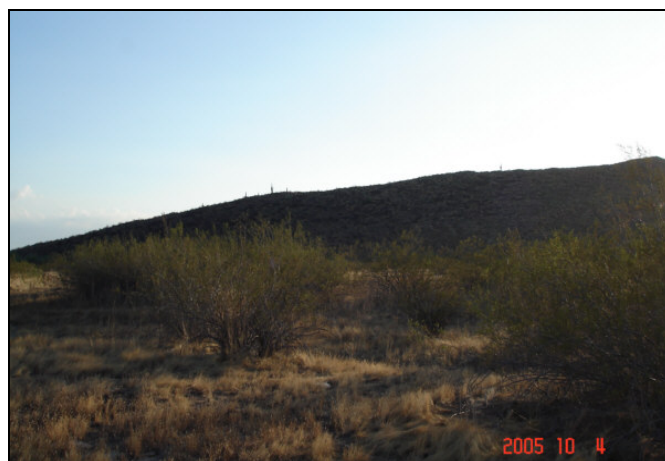
The property has approximately 272' of gravel road access from 339th Avenue on the eastern border of the property. Current access to Interstate 10 from the property is 1/8 mile south on 339th Avenue, ½ mile east on Telegram Road, 1 1/8 mile south on 335th Avenue, 10 miles east and north on Old US Highway 80 and 7 miles north on Oglesby to the I-10.

Price

\$300,000

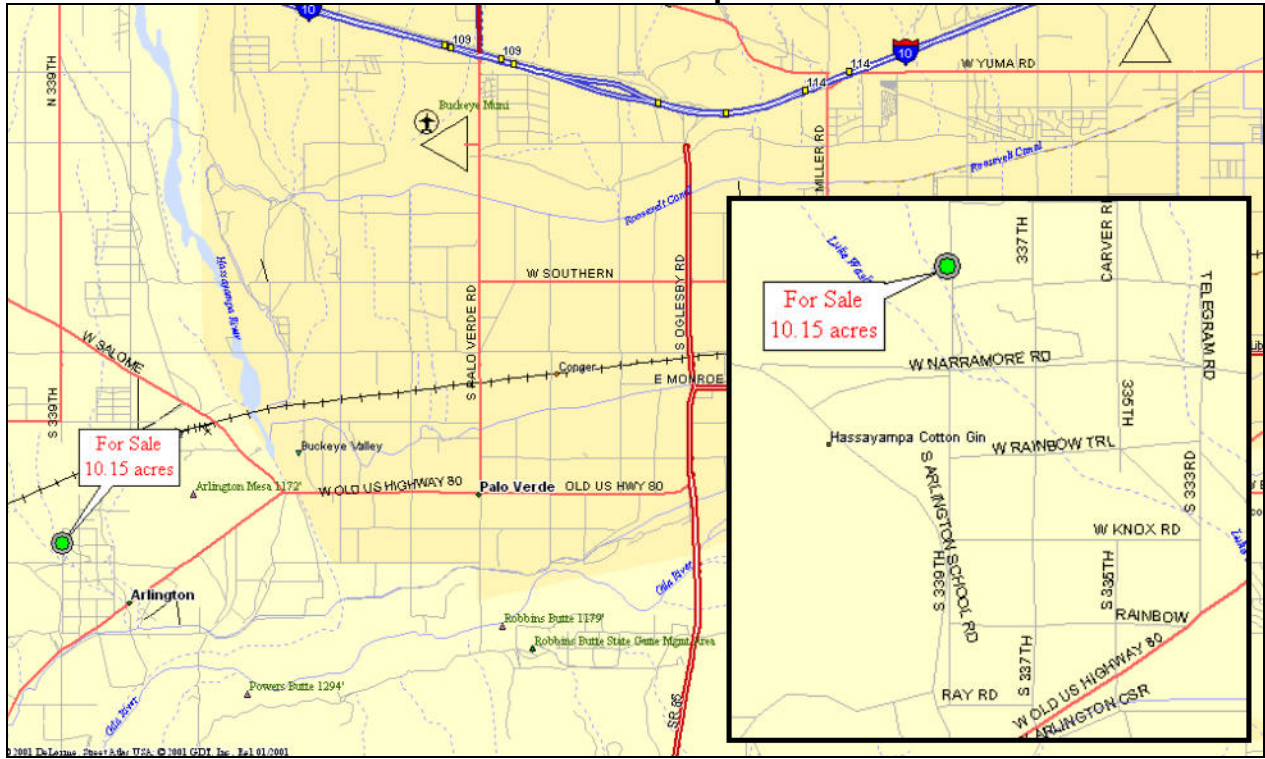
Cash preferred, terms may be considered.

Photographs

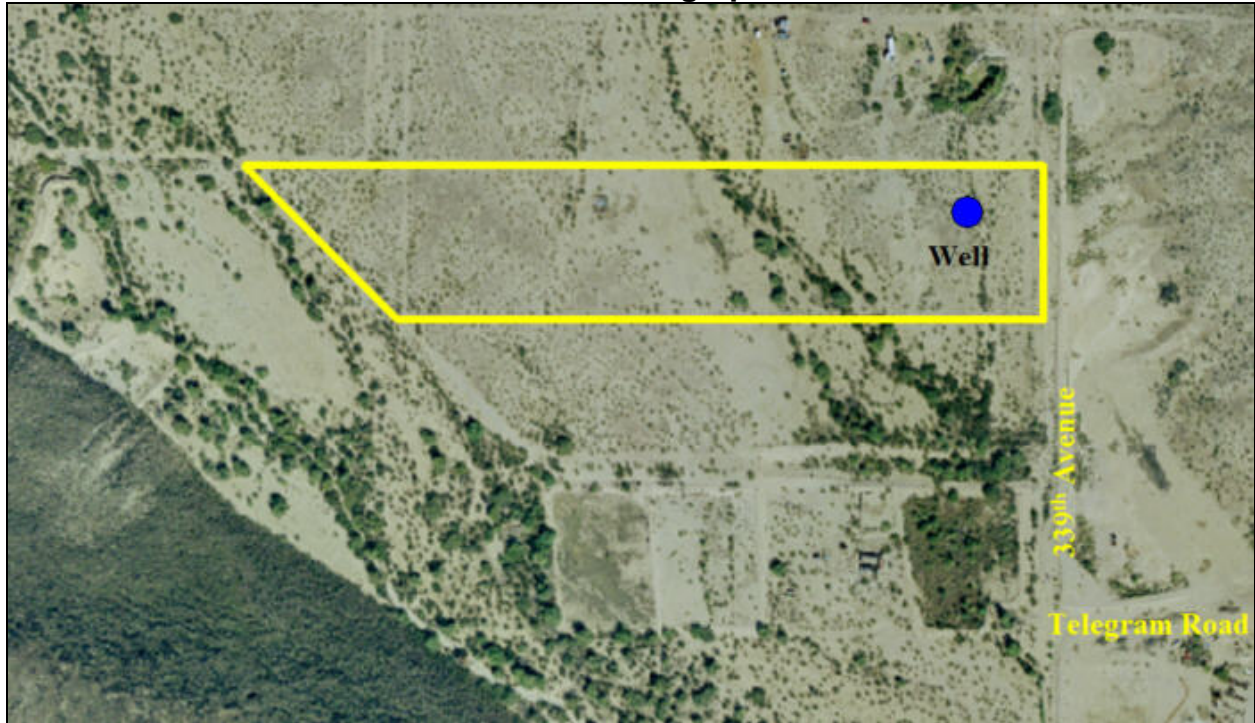


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Location Map



Aerial Photograph



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