

**9.44± ACRES RURAL DESERT PROPERTY  
LOCATED EAST OF 337TH AVENUE, 1/4 MILE NORTH OF  
CARVER 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	East of 337 <sup>th</sup> Avenue, approximately 1/4 mile north of Carver Road
Size	9.437± Assessor Acres
Access	656' on 337 <sup>th</sup> Avenue
Current Zoning	Maricopa – R 43
Flood Hazard	100% of property in flood plain
Utilities	Arizona Public Service & Qwest in area
Water	Buyer would need to drill well.
Easements	Roadway, electric, telephone typical.
Improvements	None
Taxes	Year 2004 - \$218.52
Assessor Parcel #	401-42-035S
Comments	Nice quiet location with lots of room for horses! Property could be split.

## Description

This property is ideal for a quiet place to build a home with plenty of open space for an arena, corrals or other recreational use. This property also has the potential to be split into multiple parcels for 1-3 acre home sites. The offered property includes 9.437± tax roll acres of land in a square shaped tract. The land is located in Maricopa County and zoned R-43, which allows approximately 1 residence per 1 acre. 100% of the property is located within the 100-year flood plain which does have some building restrictions.

## Location

The 9.44± acres are located east of 337<sup>th</sup> Avenue, approximately 1/4 mile north of Carver Road. The property lies south of Tonopah, west of Buckeye in the Arlington Valley area.

## Access and Frontage

The property has approximately 656' of gravel road access from 337<sup>th</sup> Avenue on the western border of the property. Current access to Interstate 10 from the property is 1 ¾ miles south on 337<sup>th</sup> Avenue, 10 miles east and north on Old US Highway 80 and 7 miles north on Oglesby to the I-10.

## Price

\$200,000

*Cash preferred, terms may be considered.*

## Photographs

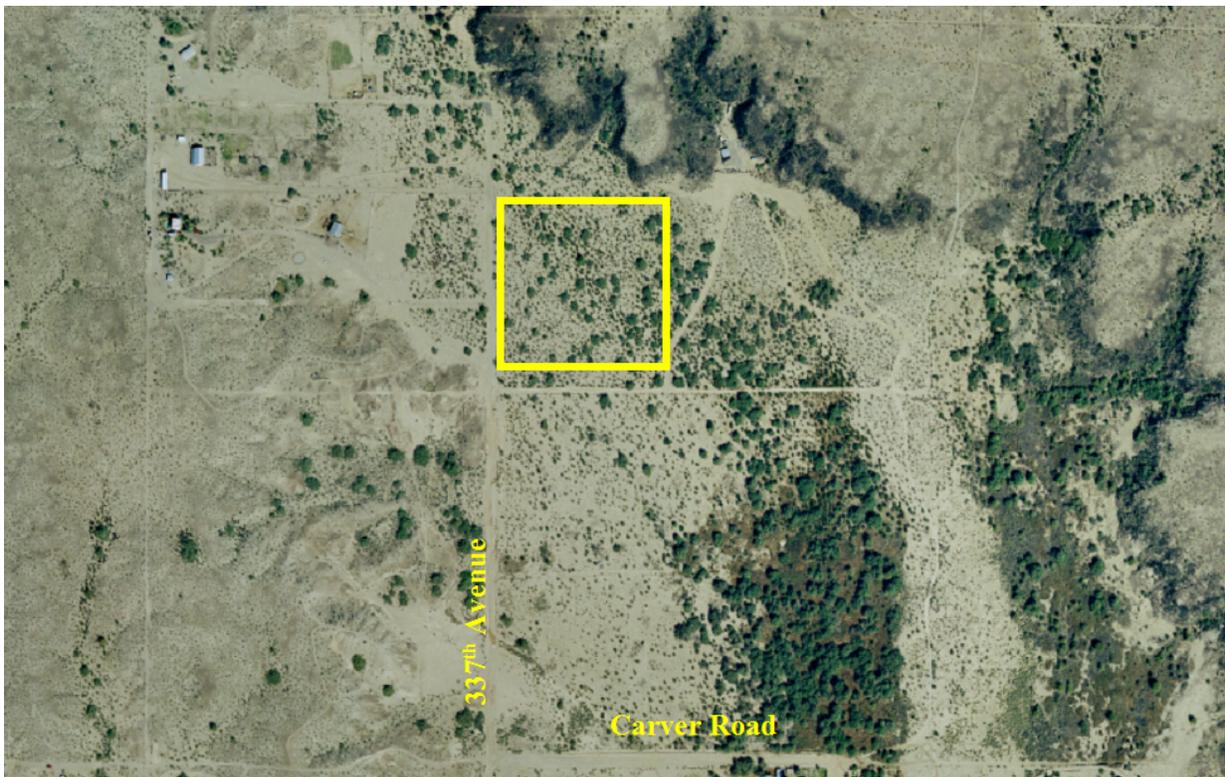


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## Location Map



## Aerial Map



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