



6659915		Land and Lots	Active
Apx SqFt: 195,930 Apx SqFt G/N: G Apx Total Acres: 4.4 Apx Total Acres G/N: G Apx Deeded Fee Acres: 4.4 Apx Leased Acres: 0 Lot Size Dimensions: 310X630 # Lots in Listing: 1 Price Per Acre: 18,181.82 Price Per SqFt: 0.41		Subdivision: Hidden Valley Estates Unit 1 Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: 0 W Map Code/Grid: Zoning: GR	
Ele Sch Dist: Elementary School: Jr. High School:		High School District: High School:	

Cross Streets: Warren and Sotol **Directions:** From Maricopa, South on Hwy 347 to Papago, South on Warren to Sotol, East to Oak, S. to Agate...property just off the corner to east.

Public Remarks: Really nice property in rural Maricopa! Excellent access, with easy drive back to Warren Road. Level property, with nice views of surrounding mountains, and this is a great little quiet neighborhood. Power is just 310' feet away at Oak! Priced beautifully at well less than \$100,000, and the seller will consider carryback with a good down payment. Maricopa is on the rise, and this is a very reasonable opportunity to get your piece of this beautiful community!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: Land Configuration: Square Rectangular Elevation: / Topography: Level Vegetation: Natural Vegetation Horses: Y Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Single Family; Mobile/Mgf Hme/RV's Use Restrictions: C.C. & R's Traffic Count: Current Density: 00 - 01 Units P/Acre Proposed Density:	Development Status: Raw Land Existing Structures: None Fencing: None Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: Call Listing Office Distance to Sewer: None Distance to Water: None Electric: None Roads/Streets: Gravel; Dirt Environmental: None	County Code: Pinal Legal Description (Abbrev): HIDDEN VALLEY ESTATES AN: 501-13-042-B Lot Number: E 1/2 Lot 101 Town-Range-Section: 06S-02E-26 Cty Bk&Pg: Taxes/Yr: \$306.46/2023 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms; Seller May Carry Pmt & Rate Info: Equity: 80,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Ln Type: Not Applicable Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Ln Type: Not Applicable Existing 3rd Ln Trms: Not Applicable Auction: No Reports/Disclosures: None

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 4 List Date: 02/01/2024 Expire Date: 10/30/2024 Status Change Date: 02/05/2024	Original List Price: \$80,000 List Price: \$80,000	SA: N BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: No Primary Showing Contact: Listing Agent Showing Service: No Showing Service Used Showing Notification Methods: Showing Service: No Showing Service Used	Ownr/Occ Name - DND2: RD II HOLDINGS LLC Owner/Occ Phn - DND2: 6024032780	Lockbox Type: None

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Christopher Just	Just Land Consultants jlnd01	623-239-9452	602-265-4661	chris@justland.net	623-239-9452	602-218-8405

cj064 BR507865000	LC570596000				602-403-2780	

Prepared by
Christopher Just

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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