



6666973	Land and Lots	Active
Apx SqFt: 56,760 Apx SqFt G/N: G Apx Total Acres: 1.3 Apx Total Acres G/N: G Apx Deeded Fee Acres: 1.3 Apx Leased Acres: 1.3 Lot Size Dimensions: 220x257 # Lots in Listing: 1 # Units Allowed: 1 Price Per Acre: 30,692.31 Price Per SqFt: 0.7	Subdivision: HIDDEN VALLEY ESTATES UNIT NO 1 Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Dune Shadow Hun Block: Map Code/Grid: Census Tract: 941,400 Zoning: GR Flood Zone: TBD	
Ele Sch Dist: Stanfield Elementary District Elementary School: Jr. High School:	High School District: Casa Grande Union High School District High School:	

Cross Streets: Amarillo Valley Road and Dune Shadow **Directions:** From Amarillo Valley Road, west on Dune Shadow past Garnet to property on South Side of road.

Public Remarks: Nice location in Hidden Valley, right on pavement! Gorgeous lot, with views and excellent access. Harrah's AK-Chin Casino and entertainment center is very nearby, as is the Raceway Bar and Grill. This lot is nice and level, and good squarish shape that offers excellent usage characteristics. One day people are going to look at these lots and ask why didn't I buy in Maricopa when I had the chance? This is the time for that. Get it while you can, especially on a paved road.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: Land Configuration: Square Rectangular Elevation: / Topography: Level Vegetation: Horses: Special: Existing Land Use: Residential Lot Zoned Presently: Rural Potential Use: Single Family; Mobile/Mgf Hme/RV's; Rural Use Restrictions: C.C. & R's Traffic Count: Current Density: Proposed Density:	Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: Call Listing Office Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: Under 350 Feet Electric: Other (See Rmks) Roads/Streets: Asphalt Environmental: None	County Code: Pinal Legal Description (Abbrev): COM @ NW COR LOT 38 HIDDEN VALLEY ESTATES UNIT 1 TH E-220.18 TO P OB TH CONT E-220.17 TH S-256.68 TH AN: 501-11-006-A Lot Number: portion of lot 38 Town-Range-Section: 06S-02E-25 Cty Bk&Pg: Taxes/Yr: \$105/2023 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms; Seller May Carry Pmt & Rate Info: Equity: 39,900 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 2nd Loan: Treat as Free&Clear Existing 3rd Loan: Treat as Free&Clear 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:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 02/21/2024	List Price: \$39,900	SA: N BB: Y / 3% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: No Showing Service Used
Showing Notification Methods: Showing Service: No Showing Service Used
Lockbox Type: None

Listed by: Just Land Consultants (jld01)