



- **Apx Total Acres:** 2.5
- **Existing Land Use:** Residential Acreage
- **Zoned Presently:** Single Family Rural
- **Water:** None

MLS #6514274

Listed by: Just Land Consultants

\$55,900

170x N Garnet RD 1, Maricopa, AZ 85139

Really nice newly split 2.5 AC with frontage on Garnet! Easy access from Whirly Bird or Century Road, both of which are paved, so just a short drive on well maintained gravel from either paved road. Nice level land, that can still be split as well! This is a portion of mentioned parcel number; new APN to be assigned. Please reference survey under documents and photos for this listing. This is an excellent price for an end user in this area, with nice views, excellent access, and possibly short terms with strong down payment. The seller will also be making the adjacent 5 Acres available for \$99,900! Inquire about additional acreage available! Maricopa is going to explode in coming years, and this is an excellent parcel in a easy to get to location!



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