



6665070	Land and Lots	Active
Apx SqFt: 44,000 Apx SqFt G/N: G Apx Total Acres: 1.01 Apx Total Acres G/N: G Apx Deeded Fee Acres: 1 Apx Leased Acres: 0 Lot Size Dimensions: irr # Lots in Listing: 1 Price Per Acre: 192,970.3 Price Per SqFt: 4.43	Subdivision: MEETS AND BOUNDS Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: 34600 N Map Code/Grid: Census Tract: 10,101 Zoning: R43 Flood Zone: No	
Ele Sch Dist: Elementary School: Jr. High School:	High School District: High School:	

Cross Streets: 140th St and Oleson **Directions:** From Rio Verde Drive and 136th Street, North on 136th Street to Oleson, west on Oleson to 141st Pl; lot is on North Side of Road. (Some Maps show Oleson As Tumbleweed)

Public Remarks: What a beautiful view from this part of the Rio Verde Foothills! You have to come up here and see Four Peaks from here, not to mention all the other mountain views around this lot. You have a few minutes more to drive than being down on the low ground around Rio Verde Drive, but you will understand the value once you have seen it: you'll have less traffic, better views, and less light pollution at night! This kind of lot is why you want to move out here--peace, quiet, and stunning views. This is a squarish lot which gives you lots of useable space and a wide footprint to work with. This area is so lush with Palo Verde and wildlife, nature lovers will revel in it. This lot is not in the floodplain, and there is a powerbox right on corner. Clean lots like this are hard to find!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: Mountain View(s); North/South Exp; Other; See Remarks Land Configuration: Square Rectangular Elevation: / Topography: Vegetation: High Desert Horses: Y Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Single Family Use Restrictions: C.C. & R's Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Existing Structures: None Water: Shared Well Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: Call Listing Office Electric: SRP Roads/Streets: Gravel; Dirt Environmental: None	County Code: Maricopa Legal Description (Abbrev): E2 OF S2 OF FOL DESC PROP W 1200F OF N2 NE4 SEC 7 EX N 880F & EX W 800F TH/OF AN: 219-36-089-R Lot Number: 0 Town-Range-Section: 5N-6E-7 Cty Bk&Pg: Taxes/Yr: \$249/2023 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Down Payment: 0 Equity: 194,900 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 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: 0 / 5 Status Change Date: 02/16/2024	List Price: \$194,900	SA: N BB: Y / 3% Var: N Other Compensation: Special Listing Cond: Lender / Corporate Approval Required; 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)