



6695594	Land and Lots	Active
Apx SqFt: 324,300 Apx SqFt G/N: G Apx Total Acres: 7.44 Apx Total Acres G/N: G Apx Deeded Fee Acres: 7.44 Apx Leased Acres: 0 Lot Size Dimensions: 504x643 Price Per Acre: 23,454.3 Price Per SqFt: 0.54		Subdivision: BRIGHT SKY FARMS Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 1,600 Zoning: CR-2 Flood Zone: TBD
Ele Sch Dist: Elementary School: Jr. High School:		High School District: High School:

Cross Streets: Montgomery and Selma **Directions:** From Montgomery and Selma, W on Selma 1/2 mile to Mammoth Drive, S. on Mammoth to unmarked gravel road going west about a 1/4 mile north of cornman. Will be on north side of road.

Public Remarks: Roping enthusiasts--nice opportunity right here! Great location for a corral and nice flat property not far off pavement! Bring your friends and split the parcels out even! Not far from the Grande Sports World! Arizona Water company is in the area. Talk to them about availability. Gorgeous flat property adjacent to a nicely done pipe-fenced corral on the adjacent piece. Sellers will also consider Seller Carryback with at least 25% down, so this is a nice opportunity to get Terms on a parcel close to Lucid Motors, and is quite close to Montgomery Road, a potential future high capacity corridor! It is zoned CR-2, which offers potential development into 16,000 sqft lots in the future! Its a nice buy and hold parcel for future development. Take a look at photos for planning maps!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: Mountain View(s); North/South Exp Land Configuration: Square Rectangular Elevation: / Topography: Level Vegetation: Low Desert Horses: Y Special: Existing Land Use: Residential Lot; Mobile/Mfg Home Lot; RV Lot; Residential Acreage; Ranch Zoned Presently: Single Family; Ranch; Recreational Potential Use: Single Family; Agricultural; Ranch; Recreational; Rural Use Restrictions: Traffic Count: Current Density: 00 - 01 Units P/Acre Proposed Density:	Development Status: Raw Land Existing Structures: None Fencing: None Water: See Remarks Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: Call Listing Office Distance to Gas: None Distance to Phone: Call Listing Office Distance to Sewer: None Distance to Water: None Electric: Other (See Rmks) Roads/Streets: Gravel; Dirt Environmental: None	County Code: Pinal Legal Description (Abbrev): AN: 511-66-009-E Lot Number: 6E-2 Town-Range-Section: 07S-05E-06 Cty Bk&Pg: Taxes/Yr: \$408/2023 For Sale or Lease?: Sale New Financing: Cash; Conventional; Seller Approve Terms; Seller May Carry Pmt & Rate Info: Down Payment %: 25 Equity: 174,500 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:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 Status Change Date: 04/23/2024	List Price: \$174,500	SA: N BB: Y / 3% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; No Notification Required to Show
Lockbox Type: None

Listed by: Just Land Consultants (jln01)