

	6659506	Land and Lots	Active
	Apx SqFt: 218,903 Apx SqFt G/N: G Apx Total Acres: 5.03 Apx Total Acres G/N: G Apx Deeded Fee Acres: 5 Apx Leased Acres: 0 Lot Size Dimensions: 330x660 # Lots in Listing: 1 Price Per Acre: 29,801.19 Price Per SqFt: 0.68		Subdivision: A PORTION OF LOT 10, SECTION 24, TOWNSHIP 06 SOUTH Tax Municipality: Pinal - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Whirlybird Hun Block: Map Code/Grid: Census Tract: 941,400 Zoning: GR Flood Zone: TBD
	Ele Sch Dist: Elementary School: Jr. High School:		High School District: High School:

Cross Streets: Whirlybird and Amarillo Valley Road **Directions:** From Whirlybird and Amarillo Valley Road to Ruby. Property is the northwest corner of Whirlybird and Ruby.

Public Remarks: Great opportunity to acquire a prime 5 acre parcel on pavement in the growing area of rural Maricopa! Easy to get to property, nice and flat, with power right adjacent and a good road on two sides. This is a really nice parcel that could be split up into as many as 4 parcels. Easy access back to Amarillo Valley Road about 1/2 mile away. Maricopa Mountain Water district is also just 3/4 mile away! Casino and hotel facilities just minutes away too! Raceway Bar and Grill is even closer! This is in the heart of Maricopa and is special piece. Come and see it, it shows as well as anything you will find out here! disclosure: Seller's Broker has a financial interest in this property, and there may be some terms possible with a good down payment.

Supplemental Remarks

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 5.00 - 9.99 Acres Land Features: Land Configuration: Square Rectangular Elevation: / Topography: Level Vegetation: Natural Vegetation Horses: Special: Existing Land Use: Residential Acreage Zoned Presently: Rural Potential Use: Use Restrictions: Traffic Count: Current Density: Proposed Density:	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: None Distance to Sewer: None Distance to Water: None Electric: Other (See Rmks) Roads/Streets: Gravel; Asphalt Environmental: None	County Code: Pinal Legal Description (Abbrev): A PORTION OF LOT 10, SECTION 24, TOWNSHIP 06 SOUTH, RANGE 02 EAST , BEGINNING AT THE SOUTHEAST CORNE AN: 501-10-073-A Lot Number: - Town-Range-Section: 06S-02E-24 Cty Bk&Pg: Taxes/Yr: \$374/2023 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms Pmt & Rate Info: Equity: 149,900 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear 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: 1 / 10 Status Change Date: 02/03/2024	List Price: \$149,900	SA: N BB: Y / 5% 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 (jln01)