

Client Detail		List Number: 234715		
	Property Type	Land	Unit #	
	Land Type	Residential	Area	Vernon
	Status	Active	State	AZ
	Listing Price	38,500	Zip Code	85940
	Short Address	6E #1 CR 3126	Zoning (County Records)	
	City	Vernon	Zoning (Manual)	AG-Gen
	Aprx # of Acres	3.2	Horses	Yes
	Approx Lot SqFt:	139,392	Power Available	Yes
	Site Built	Yes	Septic Available	
	Maintained Road	No	Septic Installed	No
	Manufactured Y/N	No	Sewer Available	No
	Multi-Family	No	Sewer Installed	No
	School District	Show Low	Trees on Property	Yes
	Waterfront	No	Water Available	Yes

Co-Broke	Yes	Assessment Remarks		Legal	SUBDIVISION: ELK RIDGE RANCH
Cumulative DOM:	130	Assessments			TRACT: 4 SEC: 7, T10N, 25E, SW4 SE4 (part of)
Original List Price	38,500	Additional Parcel Numbers	No		10N
List Price/Acre	12,031.25	HOA Dues \$		Township Range	25E
		Dues Frequency		Section	7
		HOA Y/N	No	Tract	1
		Old HOA Text		Assessor #	106-36-006E
		Tax Year:		Subdivision/Neighborhood	Other Areas
		Taxes:		County	Apache
				Directions	Ea of Show Low, Hwy 60 approx 16.2 mi to CR 3137 (mile marker 358.3) left/then immediate right on 3126 for 1/2 mi to 3135, left 0.1 mi to 3127, right to end (very difficult turn around, walk in, or back out, unless 4 x 4)

Features		
To Show		Utilities at Lot Line None
Owner Will Sell Cash, Owner May Carry	Location	Terrain Hillside, Level, Sloping
Deed Restrictions Horses Ok, Site Built Only	Property Adjoins	Vegetation Heavily Treed, Juniper/Pinon
Documents Legal Description, Survey	Property Boundary Recorded Survey, Staking and Flagging	

Financial Info

Public Remarks
Public Remarks: 3.2 acres with great views. Property is located in the Vernon area. Power & water close, buyer to verify cost to bring into property. Heavily treed and less than 1 mi off pavement, and 17 mi to Show Low. Parcel 106-36-006E has recently been surveyed and split into 5 parcels. Other options are 5 ac (see MLS 234714), 20 ac (see MLS 234706), or 33 ac (see MLS 234650). See survey map under documents tab. Access from mid west side, ea on 3127 to end, but very difficult turn around unless in 4 x 4. Parcel goes up and over top ridge & down north side, creating spectacular views in all directions. Owners may carry...please contact listing agent for details. One owner holds an AZ real estate license. Site built homes only.



Listing Courtesy of: Listing Office:

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