

Client Detail		List Number: 234650		
	Property Type	Land	Unit #	
	Land Type	Residential	Area	Vernon
	Status	Active	State	AZ
	Listing Price	264,000	Zip Code	85940
	Short Address	6E CR 3126	Zoning (County Records)	
	City	Vernon	Zoning (Manual)	AG-Gen
	Aprx # of Acres	28.2	Horses	Yes
	Approx Lot SqFt:	1,228,392	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
Co-Broke (\$ or %)	3%	Assessments			TRACT: 4 SEC: 7, T10N, 25E, SW4 SE4 (part of)
Cumulative DOM:	562	Additional Parcel Numbers	No	Township	10N
Original List Price	264,000	HOA Dues \$		Range	25E
List Price/Acre	9,361.7	Dues Frequency		Section	7
		HOA Y/N	No	Tract	P/O 4
		Old HOA Text		Assessor #	106-36-006E
		Tax Year:	2022	Subdivision/Neighborhood	Elk Ridge Ranch
		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 SW corner @ 3135.

Features		
To Show	Location	Utilities at Lot Line Electricity Available,Water Available,Electric Service
Owner Will Sell	Property Adjoins	Provider: Navopache,Water Service Provider: Lords Water Co
Cash,Owner May Carry	Property Boundary Corners	Terrain Hillside,Level,Sloping
Deed Restrictions Horses	Marked,Recorded Survey,Staking and	Vegetation Heavily Treed,Juniper/Pinon
Ok,Site Built Only	Flagging	
Documents Legal		
Description,Survey		

Financial Info

Public Remarks
Public Remarks: 28 ac in Vernon area, w/outstanding views. Heavily treed, w/power & water avail. Large acreage in this area is difficult to find. Property goes up over the top of the ridge & part way down the north side. Views on top in all directions. This parcel has been surveyed into 5 parcels, with the NW 6.6 ac sold. There are also options for 20 acres, 5 acres, & 3.2 acres. Owners may carry, please contact listing agent for details. South 20 ac has an abandoned cinder pit in the middle. There is access from the west side, through the center of the whole parcel (turn around difficult), & along the south side. Property is only 1/2 mi off pavement, and 17 mi from Show Low. Water available through Lords Water Company. One seller holds an AZ real estate license. See docs tab for survey map.



Listing Courtesy of: Listing Office:

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Robin L MacLeod on Wednesday, October 19, 2022 8:00 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.