


# Village Land Shoppe - (928) 525-1125 - WWW.VILLAGELANDSHOPPE.COM

## info@villagelandshoppe.com

### Client Detail Report

Listings as of 08/08/11 at 12:56pm

<b>Active 08/07/11</b>	<b>Listing # 146445</b>	<b>43041-B Alpine Ranches Flagstaff, AZ 86004</b>	<b>Listing Price: \$30,000</b>
	<b>County: Coconino</b>	<b>Cross St: Leupp Road</b>	
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b> Residential
	<b>Region</b>	ER - 586	
			<b>Price/Acre</b> \$2,997.00
	<b>APN</b>	30343041B	<b>Lot Sq Ft (approx)</b> 436036
	<b>DOM</b>	1	<b>Lot Acres (approx)</b> 10.010

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** Townsend Winona to Leupp Road. Forest Service road #244-A.**Marketing Remark** This is a heavily treed 10 acre parcel in Alpine Ranches. It borders Forest Service on south side with tremendous views of surrounding craters and hillsides. No utilities available, off grid living. Parcel located in an area of stick built homes.**Key Words**

<b>Acreage</b>	10+ acres	<b>Terms</b>	Cash
<b>Water Available</b>	Cistern/Tank	<b>Vegetation</b>	Juniper/Pinon
<b>Vegetation Density</b>	Heavily Treed	<b>Terrain</b>	Sloped
<b>Trade/Exchange</b>	Not Applicable	<b>REO</b>	No
<b>Short Sale</b>	No	<b>Legal Description 1</b>	Sixteenth: Sw Quarter: Se Section: 31 To
<b>Zoned</b>	G-10	<b>Lot Dimensions</b>	330X1320
<b>Unit(s) Possible</b>	One	<b>Best Potential</b>	Home
<b>Corners Marked</b>	Yes	<b>Taxes</b>	219.34
<b>Tax Year</b>	2010.0		
<b>Features</b>		<b>Seller's Options</b>	Cash
<b>Zoning-County</b>	G	<b>Water Available</b>	Cistern/Tank
<b>Documents On File</b>	Land Affidavit, SPDS	<b>Sewer</b>	Septic (Common for the area), Unknown
<b>On Site Utilities</b>	None	<b>Possession</b>	At Closing
<b>Deed Restrict</b>	Home Only (Deed restriction), Horses OK	<b>Lot Improvements</b>	None
<b>Location</b>	Rural, Borders F.S.	<b>Road Surface</b>	Dirt
<b>Road Access</b>	Unimproved, Forest Service Road	<b>Fencing</b>	None
<b>Out Buildings</b>	None	<b>Views</b>	Mountains, Panoramic, Forest
<b>Sign on Property</b>	No		
<b>Off-Site Utility</b>	Other		

**Presented By:****Johnathan Mullaney****Village Land Shoppe**

August 2011

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**See our listings online:**  
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