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Client Detail Report

Listings as of 12/02/10 at 2:54pm

Active 09/15/09	Listing # 138051	S Fox Ranch Rd Munds Park, AZ 86017	Listing Price: \$225,000
County: Coconino			



Prop Type	Land	Prop Subtype(s)	Residential
Region	SR - 740	Price/Acre	\$92,213.12
APN	40141004Z	Lot Sq Ft (approx)	106286
DOM	443	Lot Acres (approx)	2.440

[See Additional Pictures](#)
Listing Office Village Land Shoppe

Directions I-17 (approx 22 miles South of Flagstaff). Exit freeway at #317 Fox Ranch Road, turn east from off ramp, proceed to ranch gate marked 2 bar Fox. Due not go further down the road to the homes.

Marketing Remark Beautiful horse property, approx. 2.5 acres, about 22 miles south of Flagstaff. Build your dream home in the cluster of mature Ponderosas and let your horses graze in the open meadow. Power and phone are available and there is a shared well. This great property borders Coconino National Forest for easy recreational access. Only takes 1/2 hour from Flagstaff and 1 1/2 hours from Phoenix!

Key Words

Acres	1 - 2.49 acres	Terms	Cash
Water Available	Wells In Area (shared well)	Vegetation	Tall Pine
Vegetation Density	Few	Terrain	Sloped
Flood Zone	C-Minimal	Trade/Exchange	Not Applicable
REO	No	Short Sale	No
Legal Description 1	Por Of Land Defined As Parcel 2 On The P	Corners Marked	Yes
Current Survey	No	Taxes	776.98
Tax Year	2008.0		

Features

Zoning-County	RR	Seller's Options	Cash
Water Available	Wells In Area (Shared Well)	On Site Utilities	Electricity
Sewer	Alternative	Deed Restrict	Home Only, Horses OK
Possession	At Closing	Location	Rural, Remote, Borders F.S.
Lot Improvements	Other (new gravel road)	Road Access	Interstate, County, Private
Road Surface	Cinder/Gravel	Out Buildings	None
Fencing	Partial	Sign on Property	Yes
Views	Forest	Off-Site Utility	Other

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

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U.S. Patent 6,910,045

