


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

Client Detail Report

Listings as of 08/20/08 at 2:49pm

Active 08/19/08	Listing # 132796	23001-S Alpine Ranches Flagstaff, AZ 86004	Listing Price: \$45,000
	County: Coconino	Cross St: Leupp	
	Prop Type	Land	Prop Subtype(s) Res/Mobile
	Region	Other - 10	
			Price/Acre \$4,500.00
	APN	30323001S	Lot Sq Ft (approx) 435600
			Lot Acres (approx) 10.000
	DOM	1	

[See Additional Pictures](#)**Directions** Townsend Winona to Leupp Road. Call for map.**Marketing Remark** Heavily Tree, off grid, 10 acre parcel, legal access. Contingent/First right of refusal for Buyers of MLS # 132792 Home with 10-acres list price \$365,000. Buyer of home has first choice to purchase adjacent 10-acre parcel.**Key Words**

Acreage 10+ acres
Water Available Cistern/Tank
Vegetation Heavily Treed
Density
Flood Zone D-Undetermined
Legal Ne4ne4sw4. Sec 15 22n-10e 10.0 Ac
Description 1
Unit(s) Possible One
Corners Marked Yes

Features

Zoning-County G
Documents On File Land Affidavit, SPDS
On Site Utilities None
Deed Restrict Home/Mobile, Horses OK
Location Rural, Remote

Road Access Unimproved
Out Buildings None
Sign on Property No

Terms Cash
Vegetation Juniper/Pinon
Terrain Level

Trade/Exchange Zoned Not Applicable
G-10

Best Potential Current Survey Home
No

Seller's Options Water Available Cash
Cistern/Tank

Sewer Possession Lot Septic (Common for the area), Unknown
At Closing
None

Improvements Road Surface Fencing View Dirt
Barbed Wire, Partial
S.F. Peaks, Other (Surrounding Craters)

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