

	5734466	Land and Lots	Active
	<b>Apx SqFt:</b> 335,847 <b>Apx SqFt G/N:</b> G <b>Apx Total Acres:</b> 7.71 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 7.71 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> irr <b>Price Per Acre:</b> 64,850.84 <b>Price Per SqFt:</b> 1.49		<b>Subdivision:</b> S4 T1S R9E <b>Tax Municipality:</b> Pinal - COUNTY <b>Marketing Name:</b> <b>Irrigation District:</b> <b>Street Frontage Name:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> S46 <b>Census Tract:</b> 201 <b>Zoning:</b> Residential
	<b>Ele Sch Dist:</b> <b>Elementary School:</b> <b>Jr. High School:</b>		<b>High School Dist #:</b> <b>High School:</b>

**Cross Streets:** Hwy. 60 and Kings Ranch Rd. **Directions:** Hwy. 60 to Kings Ranch North 2.1 miles to entrance at Pasion. Gated entry.

**Public Remarks:** ARIZONA'S VERSION OF OCEAN FRONT PROPERTY!! TOTAL OF 31.7 AC. OF HILLTOP AND HILLSIDE PROPERTY DIVIDED INTO 4 LOTS. FOREVER VIEWS OF THE MAJESTIC SUPERSTITION MOUNTAINS, DINOSAUR MOUNTAIN AND GOLF COURSE. GOLD CANYON IS THE MOST SCENIC AND UNIQUE AREA IN THE REGION. SECLUDED AND PEACEFUL, YET A SHORT DRIVE TO THE CITY. INDIVIDUAL PARCELS OF 7.71 AC., 4.84 AC., 5.87 AC. AND 12.74 AC.

Features	Development & Utilities	County, Tax and Financing
<b>Parcel Size:</b> 20.00 - 39.99 Acres <b>Land Features:</b> City Light View(s); Mountain View(s); Gated Community; Borders Pres/Pub Lnd <b>Land Configuration:</b> Irregular Shape <b>Elevation:</b> 1,001 - 2,000 Ft / Owner <b>Topography:</b> Hillside; Mountainous <b>Vegetation:</b> Natural Vegetation <b>Horses:</b> <b>Special:</b> <b>Existing Land Use:</b> Residential Lot; Residential Acreage <b>Zoned Presently:</b> Single Family <b>Potential Use:</b> Single Family <b>Use Restrictions:</b> <b>Freeway/Highway:</b> 2.1 - 5 Miles <b>Railroad:</b> Other (See Rmks) <b>Traffic Count:</b> Not Available <b>Current Density:</b> <b>Proposed Density:</b>	<b>Existing Structures:</b> None <b>Fencing:</b> None <b>Water:</b> None <b>Sewer:</b> No Sewer/Septic <b>Gas:</b> None <b>Distance to Cable:</b> None <b>Distance to Electric:</b> None <b>Distance to Gas:</b> None <b>Distance to Phone:</b> None <b>Distance to Sewer:</b> None <b>Distance to Water:</b> On Property <b>Electric:</b> None <b>Roads/Streets:</b> Dirt/Gravel <b>Environmental:</b> None	<b>County Code:</b> Pinal <b>Legal Description (Abbrev):</b> COMM AT SE COR OF SEC 4-1S-9E TH N-1491.88 TH S85DE 402.67 TO POB TH S85DW 617.22 TH N233.08 TH N67D <b>AN:</b> 104-10-019-G <b>Lot Number:</b> - <b>Town-Range-Section:</b> 01S-09E-04 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$18,165/2018 <b>For Sale or Lease?:</b> Sale <b>New Financing:</b> Cash; Conventional <b>Pmt &amp; Rate Info:</b> Equity: 500,000 <b>Total Owed:</b> 0 <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 03/07/2019; Minimum Bid Price: 500000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 <b>Reports/Disclosures:</b> None

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$0 / Annually <b>HOA Transfer Fee:</b> \$0 <b>HOA Name:</b> PASION <b>HOA Telephone:</b> 480-844-1221	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 347 / 347 <b>List Date:</b> 03/09/2018 <b>Status Change Date:</b> 03/09/2018	<b>Original List Price:</b> \$1,700,000 <b>List Price:</b> \$500,000	<b>SA:</b> N / <b>BB:</b> Y / % 2 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> Auction; N/A

**Private Rmks - DND2:** THIS PROPERTY WILL BE SOLD AT AUCTION. LOT 31 IN PASION AND FOUR (4) MOUNTAIN A HILLSIDE LOTS PLATTED AND NOT DEVELOPED. CALL AGENT FOR INFO. GATE CODE IS #4996

#### Semi-Private Remarks:

#### Office Remarks:

<b>Show Instruct - DND2:</b> Vacant; Notify Lister <b>Ownr/Occ Name - DND2:</b> NO PASION LLC <b>Owner/Occ Phn - DND2:</b> xxx-xxxx	<b>Lockbox Location:</b> <b>Alarm Code - DND2:</b> <b>Gate Code - DND2:</b> #4996 <b>Mech-box Code - DND2:</b> <b>Other Code - DND2:</b>
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions h1am01 SE035668000	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-861-2530 480-837-2796	480-844-0155