

Client Detail Report

Listings as of 01/25/08 at 10:16am

Active 08/25/07	Listing # 127019	41004-Z S Fox Ranch Rd Munds Park, AZ 86017	Listing Price: \$285,000
	County: Coconino	Cross St: I-17	



[See Additional Pictures](#)

Prop Type	Land	Prop Subtype(s)	Residential
Region	SR - 743	Price/Acre	\$116,803.28
APN	40141004Z	Lot Sq Ft (approx)	106286
DOM	153	Lot Acres (approx)	2.440

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

Acreage 1 - 2.49 acres
Water Available Wells In Area
Vegetation Meadow/Trees
Density
Flood Zone C-Minimal
Legal Por Of Land Defined As Parcel 2 On The P
Description 1
Best Potential Home
Current Survey Yes

Terms Cash
Vegetation Tall Pine
Terrain Sloped
Trade/Exchange Unit(s) Possible Not Applicable
One
Corners Marked Yes
HOA Fee \$300.00 (yearly/ CC&R's)

Features

Seller's Options Cash
Water Available Cistern/Tank, Wells In Area (Shared Well)
Sewer Alternative
Possession At Closing
Lot None
Improvements
Road Surface Cinder/Gravel
Fencing Partial
View Panoramic, Forest

Documents On File Survey, CC & R's (\$300.00 yearly fee), Land Affidavit, SPDS
On Site Utilities None
Deed Restrict Home Only, Minimum Sq Ft, Horses OK, Call Listing Office
Location Rural, Remote, Borders F.S.
Road Access Interstate, Private, Forest Service Road
Out Buildings None
Sign on Property Yes (At front gate entrance)
Off-Site Utility Electricity, Telephone

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