


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

## Client Detail Report

Listings as of 02/24/10 at 1:48pm

<b>Active 02/23/10</b>	<b>Listing # 139602</b>	<b>47044-A Alpine Ranches Flagstaff, AZ 86004</b>	<b>Listing Price: \$19,900</b>
	<b>County: Coconino</b>	<b>Cross St: Leupp Road</b>	
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b> Res/Mobile
	<b>Region</b>	Other - 10	
			<b>Price/Acre</b> \$1,984.05
	<b>APN</b>	30347044A	<b>Lot Sq Ft (approx)</b> 436907
			<b>Lot Acres (approx)</b> 10.030
	<b>DOM</b>	1	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** Townsend Winona to Leupp Road, turn right at Reservation line (0.4 miles pass mile marker #443) see map for additional directions to property.**Marketing Remark** 10-acre parcel off the grid in Alpine Ranches. Great views of surrounding craters and the San Francisco Peaks. Level and easy to build parcel. No utilities. Enjoy the peace and quiet setting. Also available the adjacent home on 20-acres, MLS #139593 list price \$65,000 combine both parcels for more space to roam. Owner may carry.**Key Words**

<b>Acreage</b>	10+ acres	<b>Terms</b>	OMC
<b>Water Available</b>	Cistern/Tank	<b>Vegetation</b>	Scrub
<b>Vegetation Density</b>	Few	<b>Terrain</b>	Rolling
<b>Flood Zone</b>	D-Undetermined	<b>Trade/Exchange</b>	Not Applicable
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description 1</b>	Nw4nw4sw4 Sec 17 22n-11e	<b>Zoned</b>	G-10
<b>Lot Dimensions</b>	660X660	<b>Unit(s) Possible</b>	One
<b>Best Potential</b>	Home	<b>Corners Marked</b>	Yes
<b>Taxes</b>	180.42	<b>Tax Year</b>	2009.0
<b>Features</b>		<b>Seller's Options</b>	OMC 1st, Cash, OMC w/Ballon
<b>Zoning-County</b>	G	<b>Water Available</b>	Cistern/Tank
<b>Documents On File</b>	Easements, Land Affidavit, SPDS	<b>Sewer</b>	Septic (common to the area)
<b>On Site Utilities</b>	None	<b>Possession</b>	At Closing
<b>Deed Restrict</b>	Home/Mobile, Horses OK, Animals OK	<b>Lot Improvements</b>	None
<b>Location</b>	Rural, Remote, Borders St. LD	<b>Road Surface</b>	Dirt
<b>Road Access</b>	Unimproved	<b>Fencing</b>	None
<b>Out Buildings</b>	None	<b>View</b>	S.F. Peaks, Panoramic
<b>Sign on Property</b>	No		
<b>Off-Site Utility</b>	Other		

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