


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

Client Detail Report

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

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

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

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