



## 2.27 Acres

### \$4,750

#### Mohave County, Arizona

[www.landresellers.com/properties/d66c5a07959](http://www.landresellers.com/properties/d66c5a07959)



## Property Details

**Property Types:** Land, Residential, Farms and Ranches

**State:** Arizona

**County:** Mohave County

**City:** Kingman

**Zip:** 86411

**Price:** \$4,750

**Total Acreage:** 2.27

**Property ID:** 312-14-002A

**Property Address:** Kingman, AZ, 86411

**APN:** 312-14-002A

**GPS:** 35.560063303271, -113.84622509669

**Roads:** Dirt (Close to E Foster Blvd)

**Taxes:** \$14

Flat buildable usable wide and open 2.27 acres that is off the grid with mountains views. Build a retreat or use it for camping, RV, or just live in your off-the-grid property. Beautiful sunrises and sunsets. Provides you a private quiet mini-ranch property for your kids, horse, goats, chickens, etc. Lots of trails to explore on foot or on wheels. Located just 34.4 miles from Kingman.

Come on out and enjoy the desert. Don't miss out on this amazing opportunity - explore 2.27 acres today! This location is ideal for RVing (45 days per yr.), camping, a rustic camping vacation location, or just a plain old get away from the stressful city life so you can unwind and have a social detox for a while.

RESERVE NOW

Property Information:

APN: 312-14-002A

Address: 34.4 miles to Kingman, Arizona, USA 86411

Legal Description: LAKE MEAD RANCHEROS UNIT 1 LOT 2 EXCEPT THE S 30' CONT 2.27 ACRES 312-14-002(312-14-002A & COUNTY RD)

Size (acres): 2.27

Terrain: Level/Desert

Access: Dirt (Close to E Foster Blvd)

Zoning: Agricultural General (A-General)

Power: Off-Grid/ Solar/Would have to contact Hualapai Tribal Utility Authority (+19287691314) or Mohave Electric Co-Op (+19287631100)

Water: Would have to drill a well.

Sewer: Septic would have to be installed

Conveyance: Warranty Deed

Time Limit to Build: 6 months but it can be renewed

Yearly Taxes: \$13.66

Center GPS Coordinates: 35.5600633032711, -113.846225096695 (Google Map Direction is [HERE](#))

GPS Coordinates (4 corners):

35.559648, -113.846759 NW

35.560438, -113.846763 NE

35.560438, -113.845685 SE

35.559648, -113.845691 SW

Financing Information

Finance Price: \$4,750

Non-refundable Document Fee: \$250 (required for both cash or financing transactions)

Down Payment: \$99

Monthly Payment: \$99 (Plus \$5 note servicing fee and \$1 pro-rated taxes for \$105/month total)

Payment Terms: 54 months ABSOLUTELY NO PRE-PAYMENT PENALTIES

Interest Rate: 0%

## Seller Information



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JAME Properties is a small family owned land investing company who specializes in purchasing and selling vacant land at affordable prices. Vacant land can be used to live on, for recreational purchases, or to invest and create wealth for the future! We truly believe that Real Estate is a great asset...