



**1.61 Acres**

**\$7,000**

**Mohave County, Arizona**

[www.landresellers.com/properties/a9d2821af86](http://www.landresellers.com/properties/a9d2821af86)



## Property Details

**Property Types:** Land  
**State:** Arizona  
**County:** Mohave County  
**City:** Meadview  
**Zip:** 86444  
**Price:** \$7,000  
**Total Acreage:** 1.61  
**Property ID:** a9d2821af86  
**Property Address:** 29555 Patterson Ln, Meadview, AZ, 86444

**APN:** 343-17-404  
**GPS:** 35.983233, -114.071005  
**CCRs:** Yes  
**Association Fees:** \$40/Year  
**Roads:** Paved  
**Power:** Available  
**Water:** Available  
**Sewer:** Septic Required  
**Taxes:** \$92

Set up your mobile, manufactured or site built home in Meadview, AZ

Water on Patterson Lane, power pole in rear of lot, septic and propane required

Property Address: 29555 Patterson Ln, Meadview, AZ 86444

Latitude/Longitude: 35.983233, -114.071005

County: Mohave

Subdivision: MEADVIEW UNIT 8

Google Map - <https://goo.gl/maps/Gs6DNfn7dTfVvd89>

Directions: Via Pierce Ferry Rd, Meadview Blvd and Sandy Point Dr, Head south on Pierce Ferry Rd toward Panorama Dr, Turn left onto Meadview Blvd, Turn right onto Sandy Point Dr, Turn right onto Patterson Ln, Destination will be on the right

PRICE: \$7,000 Plus closing costs

Permitted uses

Single family homes. All permanent homes must be completed within twelve (12) months from the commencement of construction. No permanent home shall be erected upon any lot which shall have less than eight hundred (800) square feet of ground floor space including inside storage but exclusive of any portion thereof used for a garage, carport, outside porch, or outside storage. Prefabricated, pre-erected or modular homes are specifically permitted, provided they are approved as set forth in Article II herein prior to construction. Mobile Homes are expressly permitted upon all residential lots as single family residential dwellings: PROVIDED, however, that said mobile home is at least forty(40) feet in length and twelve(12) feet in width. At the time any mobile home is placed on a lot, it shall not exceed five years of age from the date manufacture. No movable living quarters, but shall not include camping trailers, tent trailers, pickup truck campers or similar recreational type vehicles.

Property Description

Come take a look at this great 1.6 acre parcel in Meadview, Arizona, situated between Grand Canyon West and Lake Mead. Property has water on Patterson Lane, power pole in rear of lot, septic and propane required. This is a beautiful desert setting to set up your mobile, manufactured or site built home. Surrounded by endless outdoor activities such as helicopter tours, hiking, horseback riding, 4x4's, ATV's, on the hundreds of miles of roads and trails throughout this vast area. Lake Mead is only 1 hr 30 min for awesome water recreation and a great place to cool down in the summer or you can go more primitive at Pearce Ferry for camping and water fun. Located just 2 hrs east of Las Vegas for fine dining, shopping, live entertainment, sporting events and a multitude of amazing attractions.

Property Info

Power: Available at back of lot line

Sewer: Septic Required

Water: Available - City Provided

Gas: None

Telephone: Unknown

Cable: Unknown

Impact Fees Paid: No

Permits: None

Fence: None

Access: Public Road - Dirt

POA: \$40/Year and \$50 transfer fee

Violations: No

Survey: No

CCR's: Yes

#### Property Details

Parcel Number: 343-17-404

Account Id: R0238068

Property Type: Residential vacant land

Lot Size: 70,132 Sq Ft

Acres: 1.61 AC

Topography: Flat

Terrain type: Desert

Elevation: 3100.4 feet

Dimensions: 294x220x340x225

Shape: Rectangular

Zoned: R1-1A (SINGLE-FAMILY RESIDENTIAL)

Horse Property: No

FEMA Flood Hazard Zone: X

FEMA Floodway: Out

Yearly Tax Amount: \$92.22

Road Type: Dirt

Road Maintenance: County

Legal: TRACT 1123 MEADVIEW UNIT 8 LOT 404

Meadview Civic Association - <http://www.mca-az.com/>

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/az/mohave/kingman/179731>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Parcel Details - <https://www.mohave.gov/ContentPage.aspx?id=111&cid=1402&parcel=343-17-404>

Tax Details - <https://eagletw.mohavecounty.us/treasurer/treasurerweb/account.jsp?account=R0238068>

GIS Map - <https://mcgis.mohave.gov/html5/?viewer=moh&run=ParcelIDSearch&ParcelId=343-17-404>

Photos - <https://photos.app.goo.gl/nQZFXeHy7hhsWqpC7>

Mohave County Development Services - 928-757-0903

<https://www.mohave.gov/ContentPage.aspx?id=124>

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

## Seller Information



Affordable Land USA  
4609 E Cooper St  
Tucson, AZ 85711

520-214-5303  
[affordablelandnow@gmail.com](mailto:affordablelandnow@gmail.com)