



## Mohave, AZ 319-18-430 (1.07 Acres)

### Property Details:

- APN: 319-18-430
- NEAREST CITY: Kingman, AZ (35.7 miles, 40 minutes)
- NEAREST TOWN: Chloride, AZ (20.3 miles, 26 minutes)
- LEGAL DESCRIPTION: LOT FOUR HUNDRED THIRTY-NINE (439), LAKE MOHAVE RANCHOS, UNIT 5B, according to the plat thereof, recorded July 13, 1959 at Fee No. 89585, in the office of the County Recorder of Mohave County, Arizona.
- TAXES: Approximately \$9.72 per year
- HOA: None
- ACCESS: N Cottonwood Dr. (dirt road legal access). Maintained privately
- CLOSEST HWY: US Hwy 93
- ZONING: Agriculture Residential (AR)
- POWER: Contact Mohave Electric Co-Op (928) 763-1100
- WATER: Needs well or haul water. Contact Arizona Dept of Water Resources
- SEPTIC: Needs to be installed. Contact the Mohave County Environmental Quality Department (602) 771-2300
- GAS: Contact Southwest Gas Corporation (877) 860-6020
- WASTE: Pick up service available
- Camping: Tent camping is not permitted, but RV camping would be allowed
- RV: You can camp with an RV for up to two weeks at a time, but no more than 30 calendar days in a year. If you wanted to live in an RV or stay longer than allowed, you would need to obtain the Temporary Residence Permit which is good for a year and renewable annually, but will require septic on the property.
- Mobile Homes: Allowed – Allowed if it has been manufactured after June 15, 1976, is installed by a licensed installer, has a verifiable HUD date plate, and has state approved skirting within 90 days of installation.
- Subdivision: Lake Mohave Ranchos Unit 5 B
- Lot Number: 439
- Terrain: Desert, Plain, slightly sloped
- Area Attractions: Arizona Route 66 Museum, Bonelli House, Metcalfe Park, Grand Canyon Skywalk.
- Elevation: Low – 3066 ft., High – 3081 ft.

GPS Coordinates:

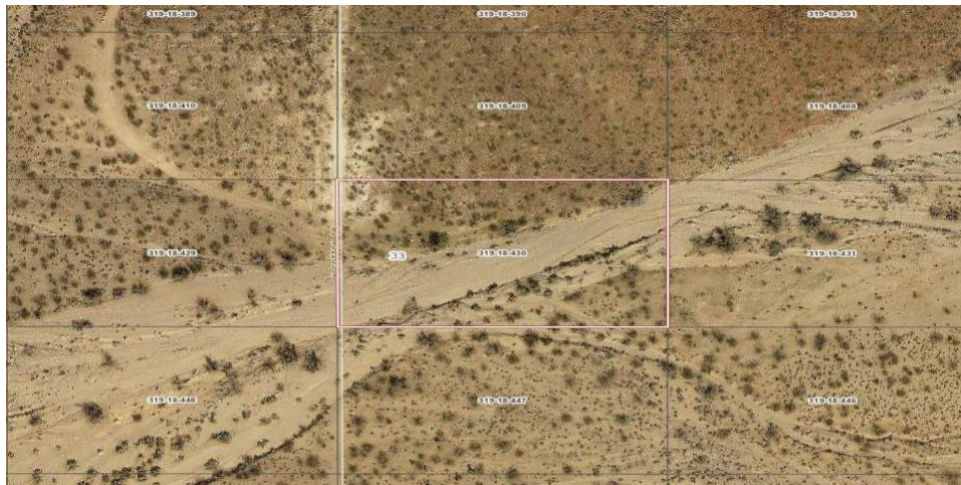
- ESTIMATED GPS CENTER: 35.352769, -114.190439
- ESTIMATED NW GPS : 35.352863, -114.190599
- ESTIMATED NE GPS: 35.352863, -114.190279
- ESTIMATED SE GPS: 35.352688, -114.190279
- ESTIMATED SW GPS: 35.352688, -114.190599

GOOGLE MAP DIRECTIONS: <https://maps.app.goo.gl/YvNE4j7se5pPi7Uk8>

For land use information call Planning Dept: (928) 757-0904

County Website: <https://www.mohave.gov/default.aspx>

GIS PHOTO VIEW



AERIAL PHOTO VIEW



## STREET LEVEL VIEW



Contact Mustang Land LLC (206) 659-9426 or (425) 470-4424 for pricing and owner financing options