

5,507.13 Deeded Acres Mohave County, Arizona



Offered for sale exclusively by:

Paul Groseta

Headquarters West, Ltd.
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Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Location

Located about halfway between Phoenix and Las Vegas in Mohave County, Arizona. Phoenix is approximately 180 miles south and Kingman, the Mohave County Seat, is 54 miles northwest.

Access

From I-40 take Highway 93 south 15 miles to Upper Trout Creek Road, go 3½ miles to Bogles Ranch Road, continue about 17 miles to Wagon Bow Road. The east end of the property is accessed from Wagon Bow Rd by Wagon Bow Trail, Torok Trail and then Great Western Trail to a pile of rocks on the property. The west end of the property is accessed from Wagon Bow Rd by Quarterhorse to Canteen to Simmons. From Phoenix, take Lower Trout Creek Road off of Highway 93 (about 12 miles north of Wikieup), go one mile to Upper Trout Creek Road and go 1½ miles to Bogles Ranch Road, then same directions as above. Upper/Lower Trout Creek and Bogles Ranch Road are maintained by Mohave County. The other roads are privately maintained.

Description

5,507.13 acres consisting of level open grassland mesas to scenic canyons on the eastern flank of the Aquarius Mountains. Elevations on the site range from 4,200' to 4,880'. There are 3 stock windmills with solar submersibles, 1 solar domestic well, 2 dirt tanks, 1 spring, seasonal live water in canyons on the property. At Lower Simmons Well you will find a young orchard planted, a comfortable double wide manufactured home with covered front and rear porches and livestock corrals.

Zoning

Mohave County Agricultural-Residential with a 36 acre minimum lot size (A-R/36A).

Flood Zone

The property is located on a non-printed FEMA Map and Panel. However, multiple canyons bisect the property and will run water with heavy rainfall.

Taxes

Total 2012 property taxes are \$4,311.18 for Mohave County Assessor Tax Parcel No.'s 252-01-037 and 252-01-038.

Comments

This is one of the largest private land offerings available in Arizona at the time. It is located in the historic Wagon Bow Ranch. This property lends itself for ranchette subdivision, grazing, recreation, hunting and excellent potential for a real estate investment. The property is located 20 miles off of the proposed CANAMAX highway.

Price

\$4,372,500, or \$794 per acre. Cash or terms as follows: 25% down payment, balance carried over 10 to 15 years at 6% interest with a five year balloon. Submit all offers.

Contact

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Also for sale: 868.53 deeded acres three miles west of this tract for \$795/acre brings the chance to purchase 6,375.66 acres.

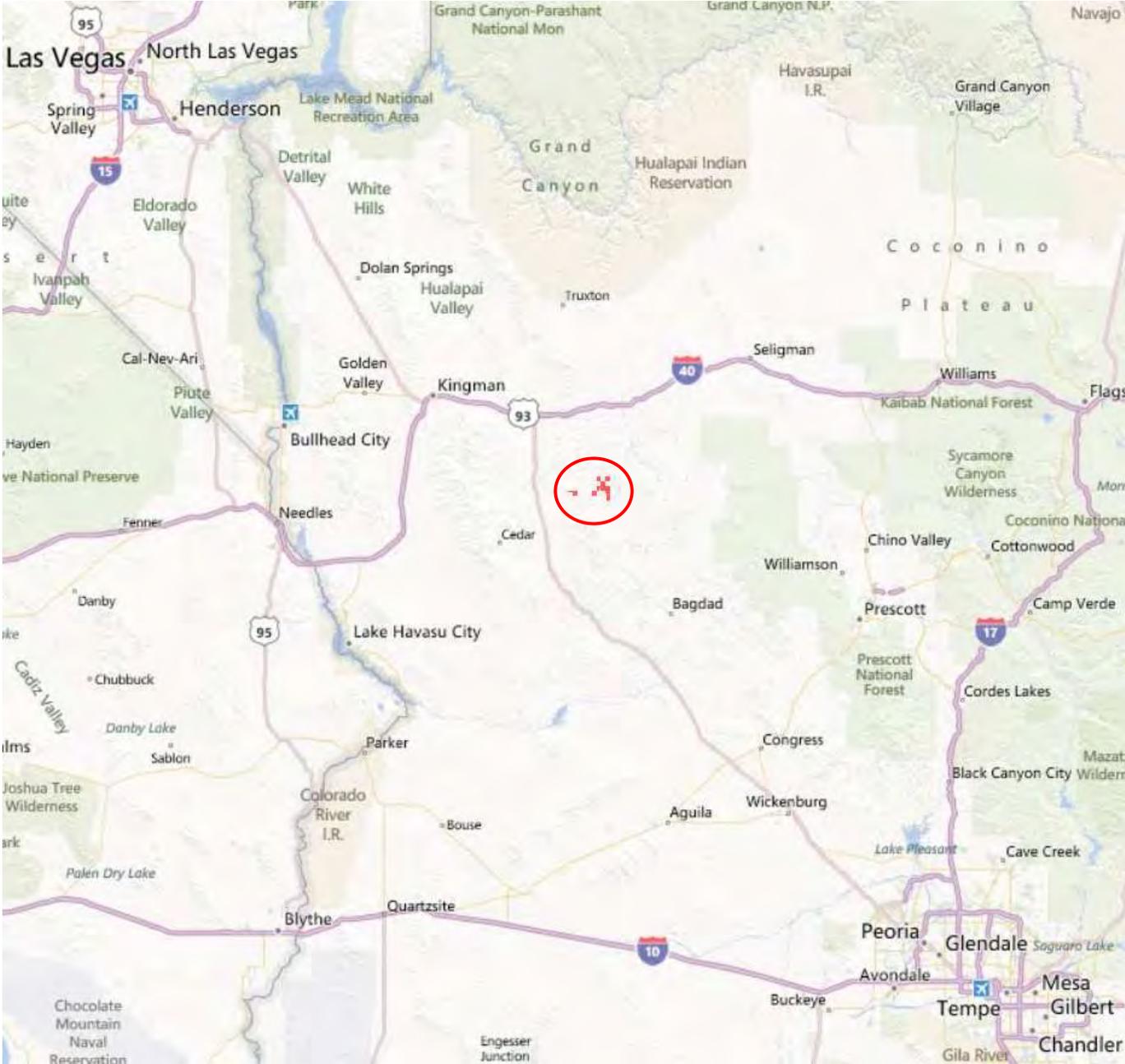
Photographs



Photographs



Area Location



Site Aerial

