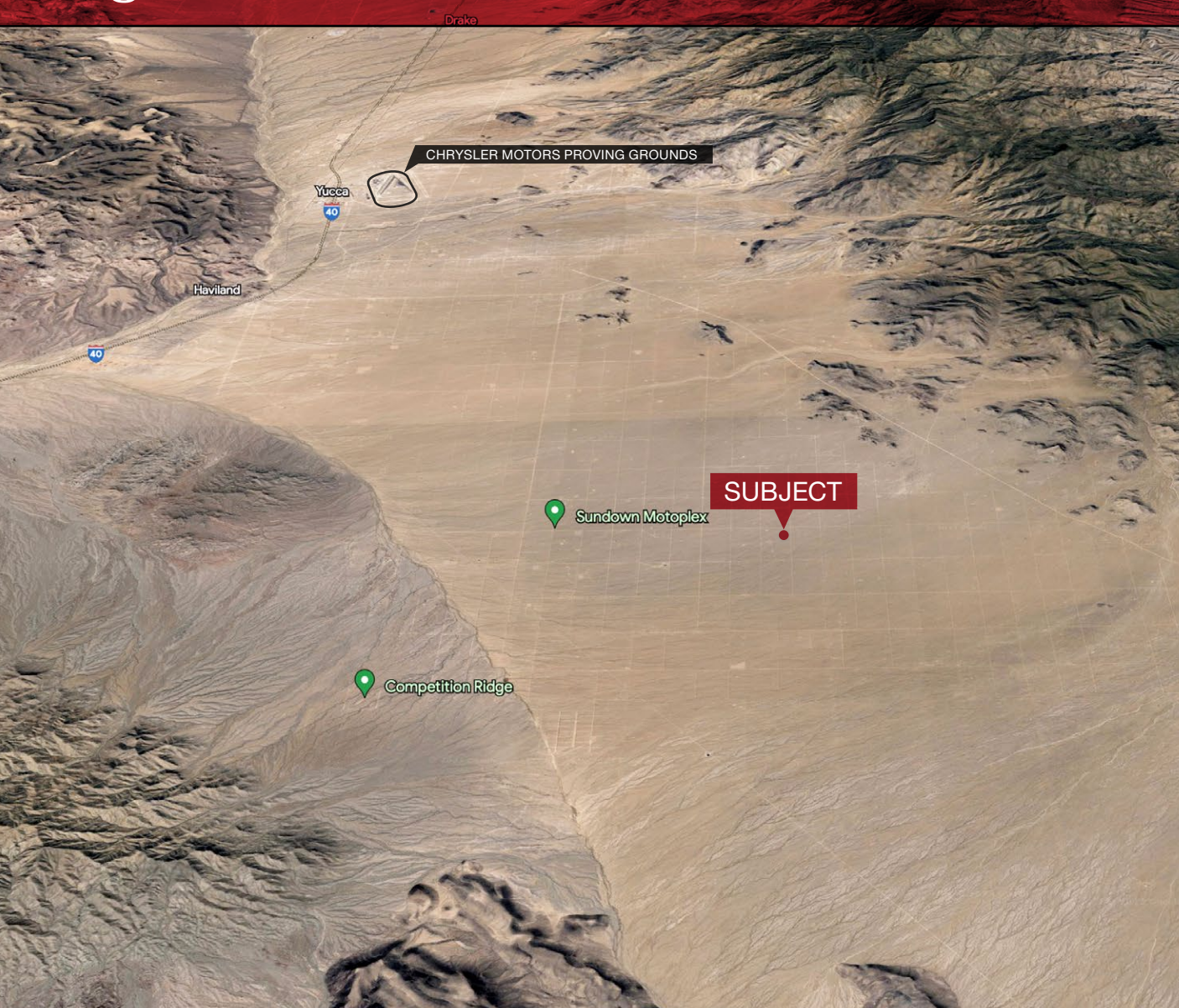


+/-39.98 Acre Vacant, Unimproved Mohave County, AZ Land Agricultural Rural Land For Sale \$603,853 (\$15,104/AC)



+/-39.98 Acre Vacant, Unimproved, AR-Zoned, Mohave County, Arizona, Land Site. A flat Desert Land Site that is only +/-26 Miles east of the California border. +/-15 Miles SE of the intersection of Exit 25 & I-40. A potential Solar Site.

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Property Information

+/-39.98 Acre Vacant, Unimproved, AR-Zoned, Mohave County, Arizona, Land Site. A flat Desert Land Site that is only +/-26 Miles east of the California border and a potential Solar Site.

Features

- Zoned agricultural-residential
- Electric power: NES
- Natural Gas: NES
- Water available via on site well or offsite source such as Mohave Water Company
- Single Parcel Land Site
- Some portions of the site are within a 100 Year Flood Plain
- Potential Solar Site

2023 Demographics	3 Mile	5 Mile
Number of Households	11	49
Persons per Household	2.73	2.33
Average HH Income	\$83,438	\$83,161
Median Age	58.1	59.6
Median Home Value	\$350,000	\$283,333

Location: Major Cross Streets: S. Kit Carson Rd. & S. Geronimo Rd
Mohave County, AZ 86413

Size: ±39.98 Acres

Price: \$603,853 (\$15,103.88/AC) (\$0.35 PSF)

Conditions of Sale: The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.

Zoning: AG/R

Land Use: Agricultural Rural (Mohave County)

Utilities

Power: NES

Water: On site well or offsite source such as Mohave Water Company

Sewer: N/A

Nat. Gas: NES

Parcel #s: 122-12-011 Mohave County

Comments: The property's current use is agriculture with existing agricultural water rights.

Transportation & Power Plant Map



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Power Lines & Power Plant Map



Drive Time Map



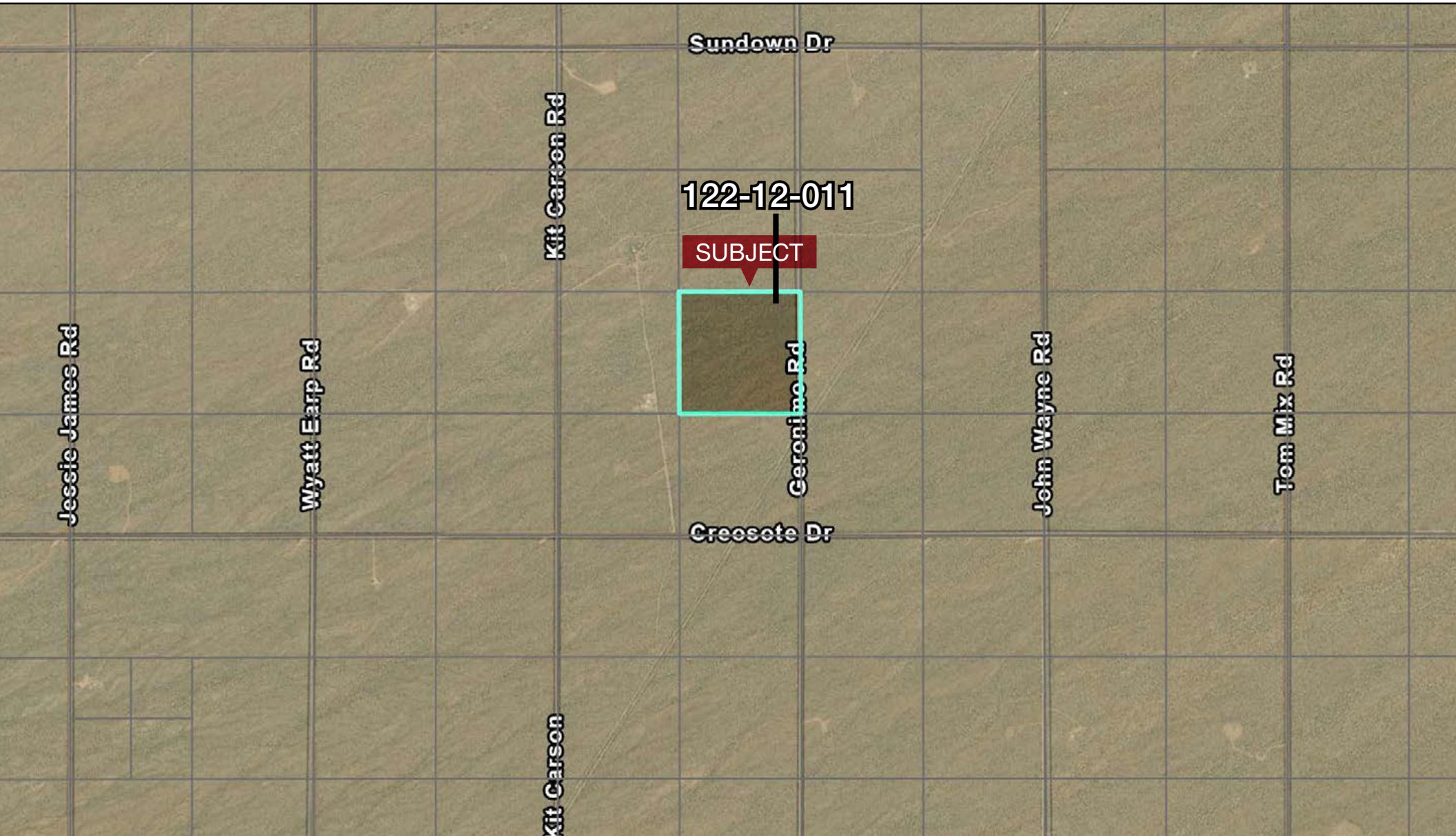
Mohave County TO:	APPROX. DISTANCE	APPROX. DRIVE TIME
Phoenix	167 mi.	3hr. 9min.
Tucson	279 mi.	4hr. 42min.
Las Vegas	152 mi.	2hr. 34min.
Los Angeles	331 mi.	5hr. 3min.
San Diego	335 mi.	5hr. 59min.
Dallas	1,162 mi.	17hr. 18min.
Denver	901 mi.	13hr. 55min.
Salt Lake City	573 mi.	8hr 33min.

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Property Plat



23-04-056

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