



THE OFFERING LISTED AT \$1.6M

160 ACRES IN
VERNON, AZ



DISCLAIMER

This Memorandum provides select information regarding the Property and the Owner but is not intended to be all-inclusive. The information has been gathered from sources believed to be reliable; however, no representation or warranty is made as to its accuracy, completeness, or suitability for any specific purpose. All information is provided "as is" without guarantee. Certain figures and assumptions may include forward-looking statements influenced by economic conditions, market trends, and competitive factors, which are subject to change and may not reflect future performance. References to square footage, acreage, and other measurements are approximate. Some descriptions, including those of leases or agreements, are summaries and may not represent full or complete documentation.

Additional information and property access may be made available to qualified prospective purchasers upon request. Prospective buyers are strongly encouraged to conduct independent due diligence, consult with their legal and financial advisors, and verify all details before proceeding. Any reliance on this Memorandum is at the sole risk of the recipient. The Owner reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, or modify the process without notice. No legal obligation shall exist unless and until a definitive purchase and sale agreement is executed and delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum confirms your agreement that:

- (i) it is a confidential document provided solely for your limited review in evaluating potential interest in the acquisition of the Property,
- (ii) you will treat its contents with strict confidentiality,
- (iii) you will not share this Memorandum or any portion of it with third parties without prior written consent from Dande CRE ("Owner") or its representatives, and
- (iv) you will not use this information in any way that could be harmful to the Owner or its affiliates.

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THE OFFERING

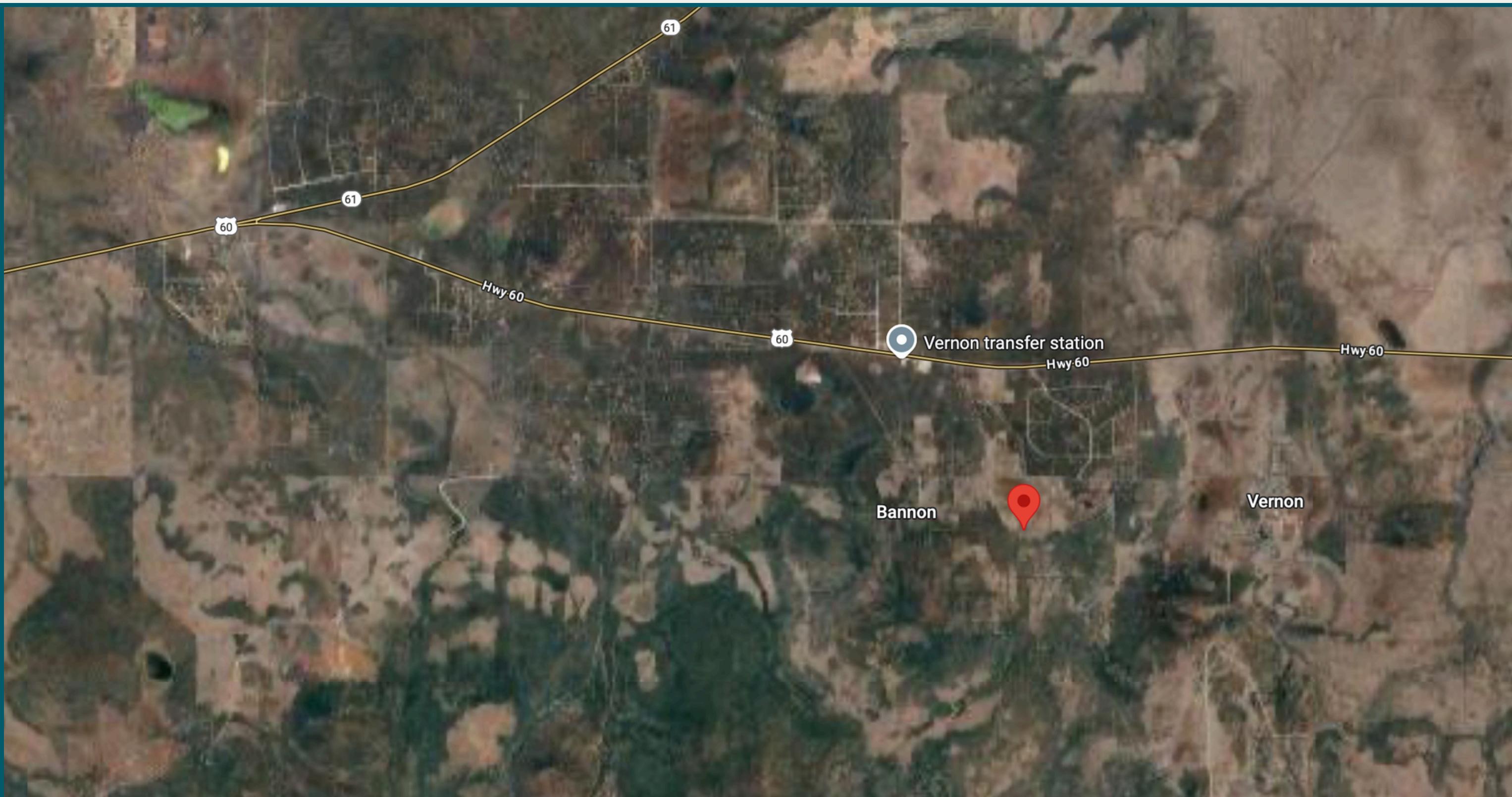
DANDE Commercial Real Estate is pleased to present a rare opportunity to acquire a substantial tract of land in Vernon, Arizona. Identified as Parcel 106-36-033A, this impressive 160.56-acre property is being offered at \$10,000 per acre.

Situated in the expanding Apache County region, the property offers a versatile landscape ideal for a range of future development possibilities. With an existing ranch house, private well, and electric service on-site, this property combines the appeal of wide-open space with essential infrastructure already in place.

This is a prime opportunity to bring your vision to life, whether for residential, agricultural, or long-term investment use, subject to buyer due diligence and utility planning.



AERIAL VIEW



EXECUTIVE SUMMARY

- **Location:** Vernon, Arizona
- **Parcel Number:** 106-36-033A
- **Total Acreage:** 160.56 acres
- **Price:** \$10,000 per acre
- **Zoning/Use:** Vacant land (real property)
- **Utilities:** Well and electric on property
- **County:** Apache County, AZ

This offering represents a rare opportunity to secure a large tract of land in northeastern Arizona. With its size, location, and potential, this property is ideal for investors, developers, or land bankers seeking a long-term hold or a future project. Buyers are responsible for conducting all due diligence related to zoning, development potential, and utility availability.



Geared Towards Everything Real Estate

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