

±275 AC NEC Ash & Garnet (±37.56 AC can be purchased separately)
Agricultural Rural Land **For Sale**



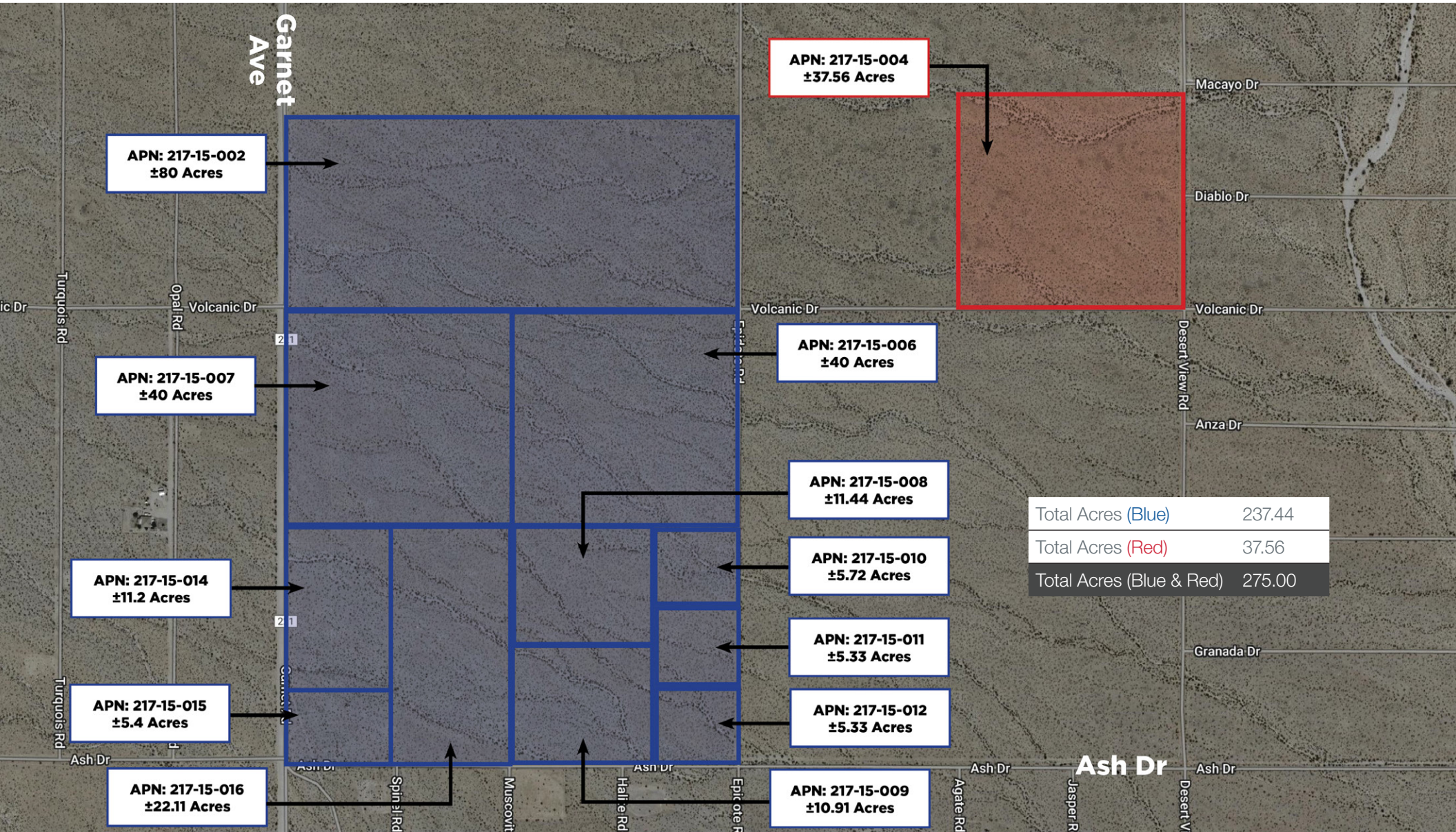
**Photo is area west of the site*

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Property Plats

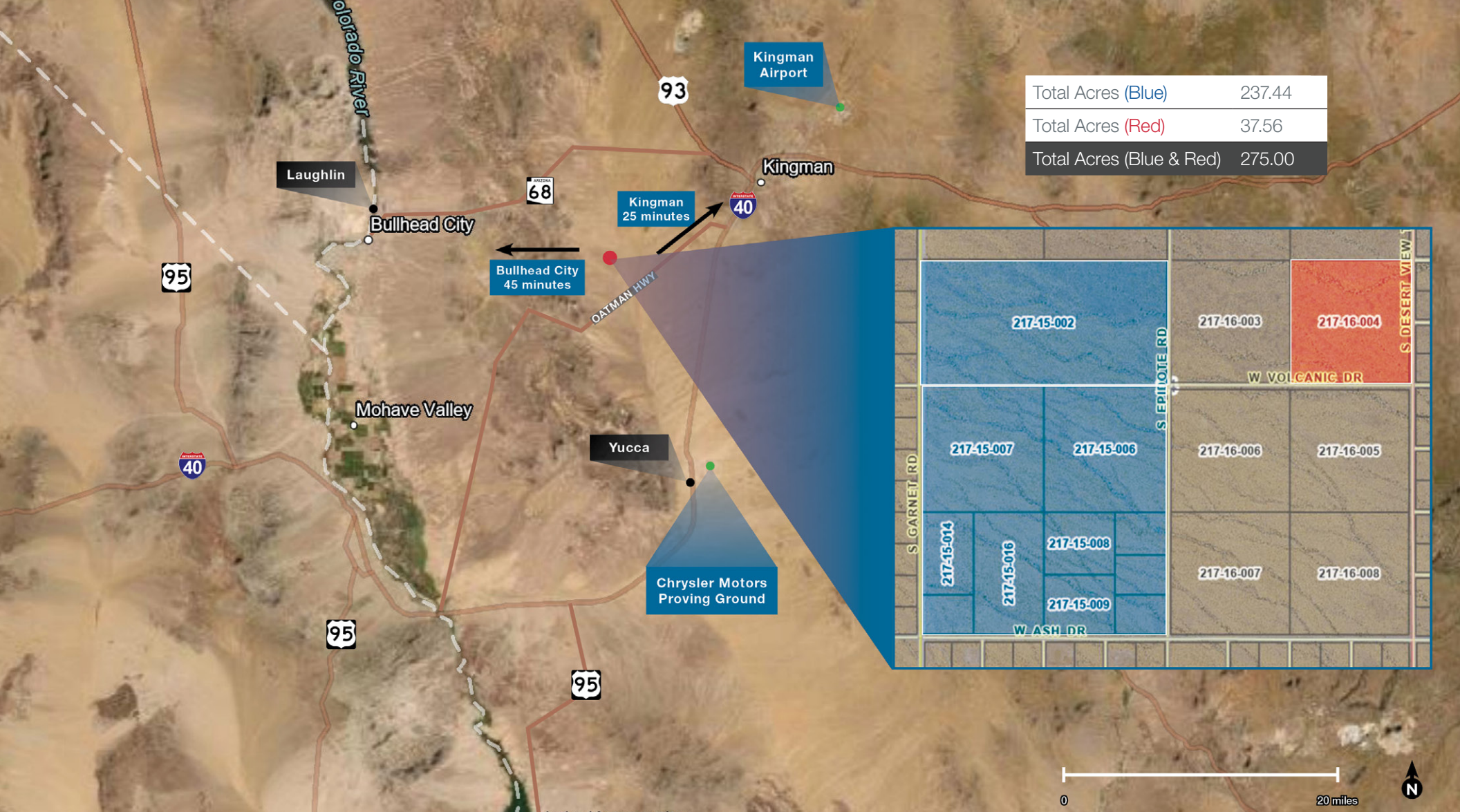


Total Acres (Blue)	237.44
Total Acres (Red)	37.56
Total Acres (Blue & Red)	275.00

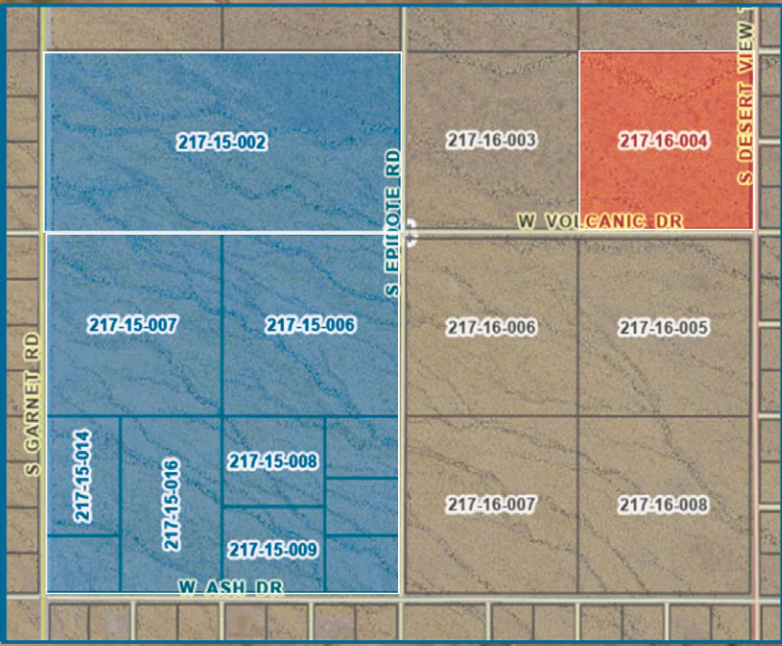
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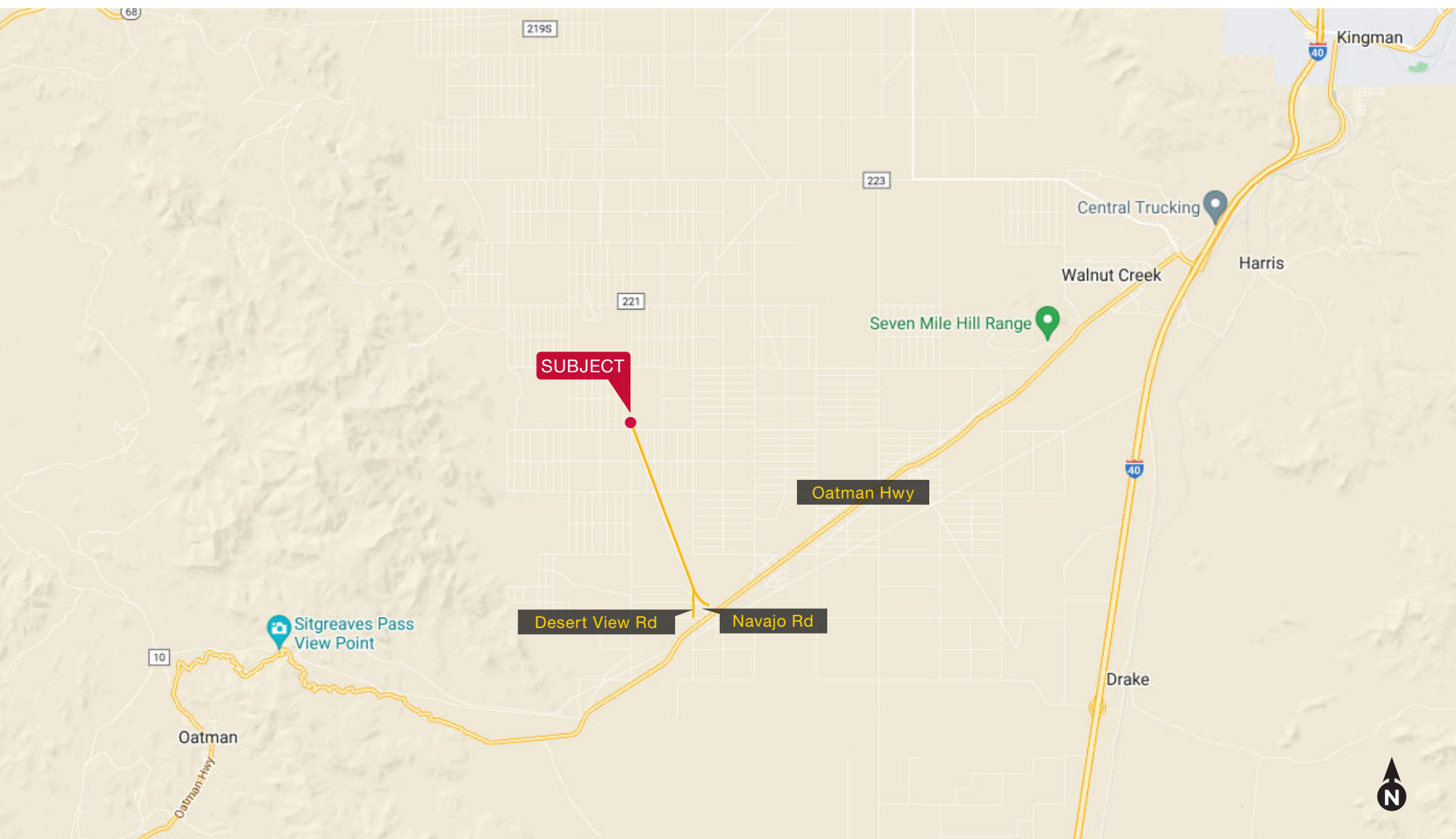
±237.44 AC NEC Ash & Garnet – \$2,597,594 (\$10,940.00/AC) (\$0.25/SF)
 ±37.56 AC NEC W Volcanic Dr & S Desert View Rd – \$410,906 (\$10,940.00/AC) (\$0.25/SF)
 Total: ±275.00 AC – \$3,008,500 (\$10,940.00/AC) (\$0.25/SF)

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Property Location



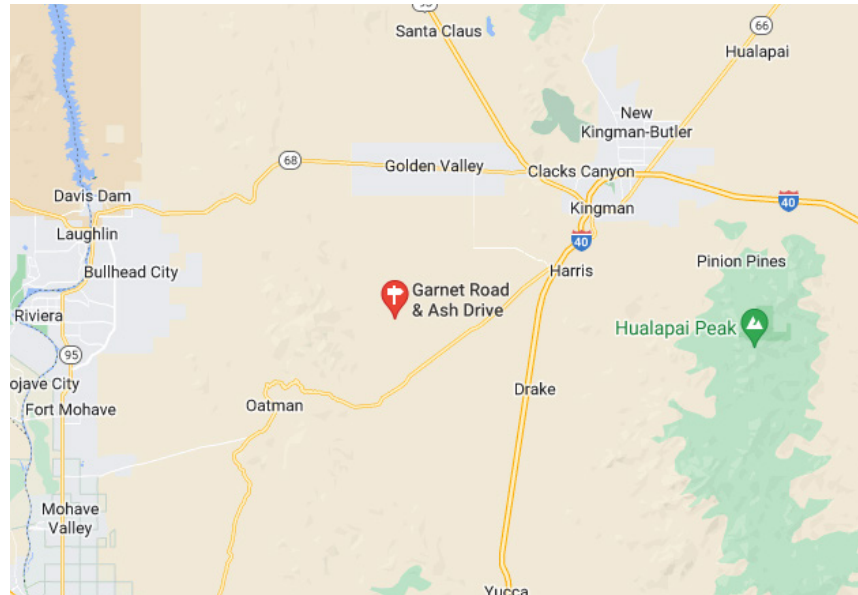
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Property Information

- Zoned Ag/R (Agricultural Rural), Mohave County, AZ
- In close proximity to Lake Mohave which has 237 miles of shoreline
- Site has easy access to Laughlin, NV, Bullhead City, & Lake Havasu City, AZ
- Site is 20 miles east of Bullhead City and 13 miles west of Kingman and has easy access to and from I-40
- Site Attributes include great proximity to Market, Transportation, & Labor. There are more than 32 million people within a 350 mile range of the site
- There are BNSF rail lines that service nearby Kingman
- Potable water available from underlying aquifer or existing water companies
- Electric and Natural Gas is available from Unisource Energy Services
- Highest & Best Use: Camping, outdoor activities, RV Park & recreational
- Site is Located in an Opportunity Zone



Location: NEC of the intersection of W Ash Dr & S Garnet Rd
Mohave County, AZ 86413

Size: 275.0 Acres

Price: \$3,008,600 (\$10,940.00 per Acre)

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: Unisource Energy Services (to be verified)

Water: Underlying aquifer or existing water companies

Sewer: Septic tank (to be verified)

Nat. Gas: Unisource Energy Services (to be verified)

Taxes (2022): \$1,769.67

Parcel #s:

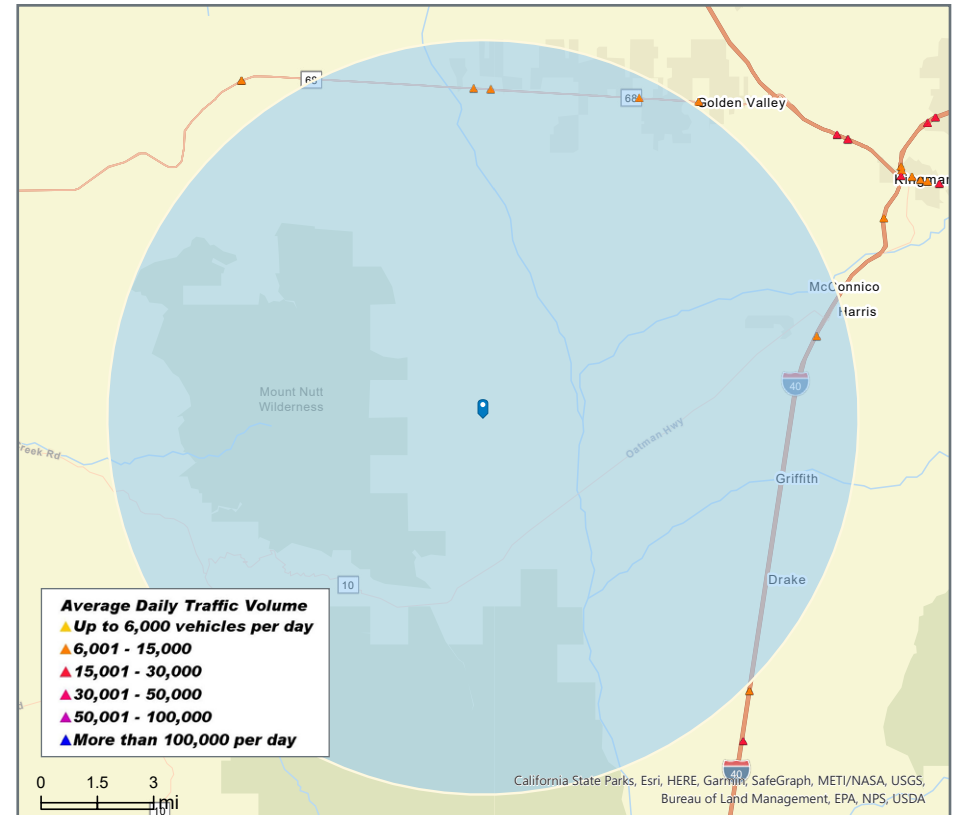
APN: 217-15-002 ±80 Acres	APN: 217-15-010 ±5.72 Acres
APN: 217-15-004 ±37.56 Acres	APN: 217-15-011 ±5.33 Acres
APN: 217-15-006 ±40 Acres	APN: 217-15-012 ±5.33 Acres
APN: 217-15-007 ±40 Acres	APN: 217-15-014 ±11.2 Acres
APN: 217-15-008 ±11.44 Acres	APN: 217-15-015 ±5.4 Acres
APN: 217-15-009 ±10.91 Acres	APN: 217-15-016 ±22.11 Acres

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

Property Demographics

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	33	162	598
2027 Population	32	157	584
Median Age	59.2	60.1	57.8
2022 Households	4	67	289
Average HH Size	8.25	2.42	1.88
Average HH Income	\$64,072	\$64,068	\$64,769
Owner Occupied Housing Units	25.0%	49.5%	58.0%
Renter Occupied Housing Units	8.3%	11.9%	13.9%
Average Home Value	\$75,000	\$172,642	\$177,263

TRAFFIC COUNTS	VPD
Interstate 40	15,001 to 30,000
HWY 68	6,001 to 15,000



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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