

Client Detail		List Number: 237065		
	<b>Property Type</b>	Land	<b>Unit #</b>	
	<b>Land Type</b>	Commercial	<b>Area</b>	Pinedale
	<b>Status</b>	Active	<b>State</b>	AZ
	<b>Listing Price</b>	900,000	<b>Zip Code</b>	85934
	<b>Short Address</b>	5481 AZ-260	<b>Zoning (County Records)</b>	
	<b>City</b>	Pinedale	<b>Zoning (Manual)</b>	
	<b>Aprx # of Acres</b>	12.75	<b>Horses</b>	Yes
	<b>Approx Lot SqFt:</b>	555,390	<b>Power Available</b>	Yes
	<b>Site Built</b>	Yes	<b>Septic Available</b>	
	<b>Maintained Road</b>	Yes	<b>Septic Installed</b>	No
	<b>Manufactured Y/N</b>	Yes	<b>Sewer Available</b>	No
	<b>Multi-Family</b>	No	<b>Sewer Installed</b>	No
	<b>School District</b>	Show Low	<b>Trees on Property</b>	Yes
	<b>Waterfront</b>	No	<b>Water Available</b>	Yes

<b>Co-Broke</b>	Yes	<b>Assessment Remarks</b>		<b>Legal</b>	Section
<b>Cumulative DOM:</b>	12	<b>Assessments</b>	No		32,T11N,R20E: Beg E
<b>Original List Price</b>	900,000	<b>Additional Parcel Numbers</b>	No		1/16 Cor; Th
<b>List Price/Acre</b>	70,588.24	<b>HOA Dues \$</b>			S89°16'55 W 1346.91'
		<b>Dues Frequency</b>			Tpob; Th S01°04'26 E
		<b>HOA Y/N</b>	No		138.11'; Th S88°53'39
		<b>Old HOA Text</b>			W 89.87'; Th
		<b>Tax Year:</b>	2021		S01°01'47 E 39.24';
		<b>Taxes:</b>	774.32		Th N55°29'52 W
					1782.45'; Th Alg
					Curve Concave Serly,
					R=522.96', L=148.48';
					Th N40°50'32 E
					22.43'; Th N89°16'53
					E 370.53'; Th
					S49°02'45 E 349.37';
					Th Alg Curve
					Concave Nerly,
					R=7739.44',
					L=1034.46'; Th
					S01°04'26 E 123.86'
					Tpob. Out Of 205-24-
					001K For2000Rol
				<b>Township</b>	
				<b>Range</b>	
				<b>Section</b>	
				<b>Tract</b>	
				<b>Assessor #</b>	205-22-020
				<b>Subdivision/Neighborhood</b>	Pinedale Unsub
				<b>County</b>	Navajo
				<b>Directions</b>	Take route 260
					property is located on
					route 260 and the
					corner is Pinedale
					road. The property is
					fenced in on highway

Features		
<b>To Show</b>	<b>Location</b> Corner,Highway	<b>Utilities at Lot Line</b> Electricity Available,Water Available,Utilities Available -
<b>Owner Will Sell</b> Cash,Owner May Carry	Frontage	Buyer to Verify
<b>Deed Restrictions</b>	<b>Property Adjoins</b> Private	<b>Terrain</b> Level
Homes/Manufactured,Horses Ok	<b>Property Boundary</b> Cross	<b>Vegetation</b> Tall Pines
<b>Documents</b>	Fenced	

Financial Info

Public Remarks
<b>Public Remarks:</b> This property is zoned for the following!! COMMERCIAL-RESIDENTIAL: R-3 uses, banks, contractor's yard*, commercial entertainment, food markets, drug stores, light manufacturing, personal service shops, retail & wholesale commerce, RV & manufactured home parks**, wholesale & distribution activities. It is located right on the highway has two entrances. Great place for a new business for the outer surrounding areas. very heavy traffic so you could build any one of the businesses to catch the traffic coming to the white mountains great opportunity check it out.



**Listing Courtesy of:** Listing Office:

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