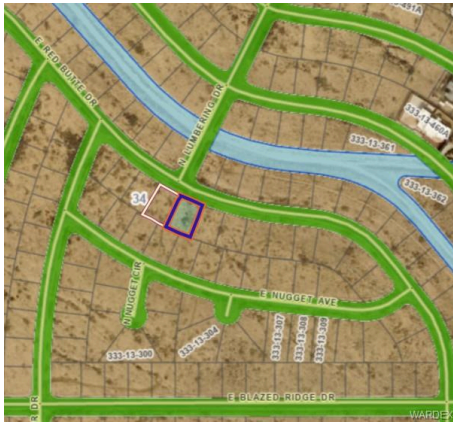


Vacant Land
032854 Active

7210 /7216 E Red Butte Drive
Kingman, Arizona 86401-8251

L \$16,000



Tot # Lots:	2	Lot Type	Single Family
Apx Lot Dim	79x119x89x119	Cross St:	N Lumbering Dr
Lot SqFt:	10,019	County:	Mohave
Electric:	Yes	Area:	
Gas:	Yes	Sub/Con	Valle Vista Unit 3
Phone:		Exposure	NW
\$/Acre:	\$69,564	Rd Front	158
Apx Acres:	0.23	Age Rstr	
Zoning:	RO Sing Fam Res		Houses Only

FEATURES

Lot Desc:	Level to Street
Comm Amc	Community Center, Golf Course, Playground, Pool, Tennis Court(s)
Water/Swr:	Extension Required, Septic System Required, Water-Rural County Rural County Water Allocation confirmed
Utilities:	Elec. Available, Undergrnd Util. Available
Water Auth	Truxton Canyon Water Authority 928-757-2205
View:	Golf Course, Mountains, Panoramic
Fencing:	No / None
Road Acces	Maintained-Public, Paved Road
Restriction:	CCR
Terms:	1031 Exchange, Cash

Public Rmk: Golf course community right off Historic Route 66 is waiting for you to build your custom home! Valle Vista, just North of Kingman about 20 minutes to town is a thriving neighborhood, surrounded by both newly constructed properties and established homes. An 18-hole golf course ready to play daily, a refreshing pool, club house with pro-shop, restaurant, and a public library are just a few things to enjoy. Don't forget a beautiful park is walking distance to your lots, with a playground, basketball court, tennis court, BBQ grills & a picnic area.. What are you waiting for? Build your home and build another next door or just sell the extra lot. The options are endless. Now is the time to make your dreams a reality. Drive by the lots and make an offer today. Thank you for stopping by! Be sure to ask about New Construction options!

Directions: From Kingman head North on Route 66. Turn left into the neighborhood of Valle Vista at Concho Rd...take Concho to Red Butte, make a right, properties on right hand side. <https://maps.app.goo.gl/okw8PYxJfwsLB6iy6>

Property Ur <https://maps.app.goo.gl/okw8PYxJfwsLB6iy6>

Taxes:	\$27.00	Tax Year:	2024	Parcel ID:	<u>333-13-328</u>
Trc/Blk/Lo	0/0/2941	Assmnt Typ		Map Coord:	
HOA/Dues	\$248	HOA Paid:	Ann	CDOM:	0
Assmnts:	No	Flood Plain:	No	Twp/Rng/Sec	24N/15W/34
HOA Mgm	VALLE VISTA PROPERTY OWNER ASSOCIATION				



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