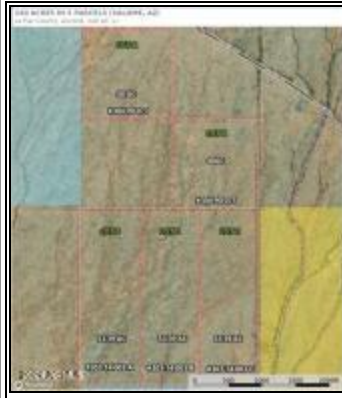


Agent Report (1)

47550 S Salome RD 75, Salome, AZ 85348

\$500



6668338	Land and Lots	Active
Apex SqFt: 1,742,021 Apex SqFt G/N: G Apex Total Acres: 39.99 Apex Total Acres G/N: G Apex Deeded Fee Acres: 39.99 Apex Leased Acres: 0 Lot Size Dimensions: 1319x1322 # Lots in Listing: 5 Price Per Acre: 12.5 Price Per SqFt: 0		Subdivision: BIG HORN RANCHES PHASES 1 & 2 Tax Municipality: La Paz - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 20,100 Zoning: Rural
Ele Sch Dist: Wenden Elementary District Elementary School: Jr. High School:		High School District: Bicentennial Union High School District High School:

Cross Streets: I-10 and 75 E (Exit 69) **Directions:** From I-10 take the 75 E (Exit 69) about 5.6 miles to Salome Rd, then left (west) on Salome Rd for about 1.1 miles. Open gates on south side of highway to go to the properties.

Public Remarks: ONLINE AUCTION OF 240 ACRES OFFERED IN 5 PARCELS, SALOME, AZ — \$500/ACRE STARTING BID — ACCESS OFF OF SALOME RD! Take advantage of this exciting opportunity to bid and buy up to 240 acres of lush desert offered in 5 parcels! This is an excellent investment opportunity in vacant land located in a growth area west of Phoenix. Enjoy flat Arizona land that is free of cacti with lots thornless creosote bushes. Located about 4 miles just west of the Maricopa County line in La Paz County, conveniences in Salome are about 15 miles to the west or 27 miles to the east in Tonopah, AZ. The property offers an ideal location for building a desert dream home or to establish a business on land holdings. The land is flat with no washes and outside of the floodplain. Click "More..." for more details

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 40.00 - 79.99 Acres Land Features: Mountain View(s); North/South Exp; Borders Pres/Pub Lnd Land Configuration: Square Rectangular Elevation: 1,001 - 2,000 Ft / Topo Survey Topography: Level Vegetation: Natural Vegetation; Low Desert Horses: Y Special: Unincorporated Area Existing Land Use: Residential Lot; Residential Acreage; Farm; Ranch Zoned Presently: Single Family; Agricultural; Rural; Ranch; Recreational Potential Use: Single Family; Multi-Family; Agricultural; Mobile/Mgf Hme/RV's; Ranch; Recreational; Rural Use Restrictions: Freeway/Highway: Up to 1 Mile Traffic Count: Current Density: Proposed Density:	Existing Structures: None Fencing: None Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: None Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: None Electric: None Roads/Streets: Gravel; Dirt; Asphalt Environmental: None	County Code: La Paz Legal Description (Abbrev): LOT 75 BIG HORN RANCHES PHASES 1 & 2 AN: 304-90-073 Lot Number: 75 Town-Range-Section: 4N-11W-34 Cty Bk&Pg: Taxes/Yr: \$408/2023 For Sale or Lease?: Sale New Financing: Cash Pmt & Rate Info: Equity: 500 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Ln Type: Not Applicable Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Ln Type: Not Applicable Existing 3rd Ln Trms: Not Applicable Auction: Yes Auction Info: Auction Date: 03/27/2024; Minimum Bid Price: 500/Acre; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 Reports/Disclosures: Seller Prop Disc Stm

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 02/23/2024 Expire Date: 06/30/2024 Status Change Date: 02/23/2024	Original List Price: \$500 List Price: \$500	SA: N BB: Y / 2% Var: N Type: ER Other Compensation: Special Listing Cond: Auction; N/A

Private Remarks: Visit AZLandAuction.com property info and the Online Auction link for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as a Buyer Agent for your buyer client (see DOCUMENTS). Online bidding ends WEDNESDAY, MARCH 27, 2024, at 6:00 PM (AZ). Online Auction of La Paz County Assessor Parcels: Lot A #304-90-073 (40+/- acres), Lot B #304-90-071 (40+/- acres), Lot C #304-14-003-C (53.36 +/- acres), Lot D #304-14-003-B (53.36 +/- acres), Lot E #304-14-003-A (53.36 +/- acres)

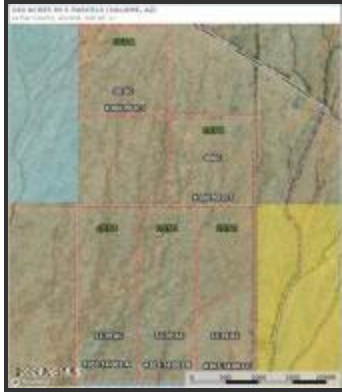
Semi-Private Remarks: Co-listing brokers are Stewart Larsen/The Larsen Company (480-844-1221, slarsen@thelarsencompany.com) and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, john@unitedcountryaz.com).

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
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Permission Required to Show: No Showing Service: No Showing Service Used Showing Notification Methods: Showing Service: No Showing Service Used		Vacant: Yes Ownr/Occ Name - DND2: TERRA AZ HOLDINGS LLC Owner/Occ Phn - DND2: 480-422-6800 Occupant - DND2: Vacant		Lockbox Type: None Sign on Property: Yes			
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	
			480-861-2533				

Online Auction



ONLINE AUCTION OF 240 ACRES OFFERED IN 5 PARCELS, SALOME, AZ
— \$500/ACRE STARTING BID — ACCESS OFF OF SALOME RD!

Gate Point 6 (1)



Point 7 30ft W



Closest Visible Power Line Far North of



Point 7 30ft S



Point 7 E



Point 7 N



Point 7 NE



Point 7 NW



Point 7 S



Point 7 SE



Point 7 SW



Point 7 W



Road Only Animal Prints



DJI_0271



DJI_0272



DJI_0273



DJI_0275



DJI_0277



DJI_0278



DJI_0298



DJI_0301



Point 7 10ft E



Point 7 10ft N

