



## 1.06 Acres

### \$3,295

#### Mohave County, Arizona

governmentlandsales.us/properties/ce962bb79c2



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Arizona

**County:** Mohave County

**City:** Kingman

**Zip:** 86401

**Price:** \$3,295

**Total Acreage:** 1.06

**Property ID:** C-2024008

**Property Address:** Kingman, AZ, 86401

**APN:** 335-08.473

**Dimensions:** 157.5' X 294.0'

**GPS:** 35.620648, -113.92135

**Subdivision:** Realsite Arizona Ranchettes

**Unit:** 1

**Lot:** 473

**CCRs:** None

**Association Fees:** None

**Roads:** Good Dirt

**Time Limit to Build:** None

**Taxes:** \$10

This one acre parcel is just two lots off of the 149 Road (N. Antares Rd), which comes off the historic route 66 near Antares. There is current dirt road access. It is a short drive into Kingman for all your shopping needs. This lot has very low annual taxes. RV camping would be by permit and RV living would require septic installation. The parcel also allows for site built and modular homes in addition to agricultural uses.

The parcel is within driving distance to many attractions such as Las Vegas, The Grand Canyon, Lake Havasu City, Laughlin and so much more. This lot gorgeous views of the surrounding mountain ranges giving you a beautiful view and magnificent sunrises and sunsets. There is an abundance of outdoor recreation nearby.

### Land Information:

Legal: Lot 473, Section 19. Realsite Arizona Ranchettes Unit 1

APN: 335-08.473

Account ID: R0215075

Size: 1.06 Acres

Dimensions: 157.5' X 294.0'

### GPS: Approximate GPS Coordinates

35.621028, -113.921616 (NW Corner)

35.621027, -113.921085 (NE Corner)

35.620220, -113.921086 (SE Corner)

35.620221, -113.921617 (SW Corner)

35.620648, -113.921350 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All Cash offers considered.**

Document preparation fee: \$299

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land Sales  
4709 W Chinden Blvd  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...