



## 2.5 Acres

### \$3,295

### Mohave County, Arizona

governmentlandsales.us/properties/f8a173296fa



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Arizona  
**County:** Mohave County  
**City:** Kingman  
**Zip:** 86401  
**Price:** \$3,295  
**Total Acreage:** 2.5  
**Property ID:** C-2024005  
**Property Address:** Butte Drive, Kingman, AZ, 86401  
**APN:** 312-09-174 & 312-09-175

**Dimensions:** 330.6' X 327.15' X 330.72' X 327.15' (total)  
**GPS:** 35.583644, -113.875113  
**Subdivision:** Lake Mead Rancheros  
**Unit:** 17  
**Lot:** 5208 & 5209  
**CCRs:** None  
**Association Fees:** None  
**Time Limit to Build:** None  
**Taxes:** \$20

Now available, two lots totaling 2.5 acres. Keep both or sell one and keep one for yourself. These lots are located on Butte Drive. They are an off grid adventurer's dream for a home or a great place to RV or camp for a vacation. These parcels are east of 149 Road (N. Antares Rd) and south of E Del Norte Blvd, which comes off the historic route 66 near Antares. It is a short drive into Kingman for all your shopping needs. These lots have 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.

These parcels are within driving distance to many attractions such as Las Vegas, The Grand Canyon, Lake Havasu City, Laughlin and so much more. They provide 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: TWN: 25N RNG: 15W SEC: 17 Lake Mead Rancheros, Unit 17 Los 5208 & 5209

APN: 312-09-174 & 312-09-175

Account ID: R0147547 & R0147551

Size: 2.50 Acres

Dimensions: 330.6' X 327.15' X 330.72' X 327.15' (total)

### GPS: Approximate GPS Coordinates

35.584075, -113.875628 (NW Corner)

35.584077, -113.874518 (NE Corner)

35.583179, -113.874522 (SE Corner)

35.583179, -113.875632 (SW Corner)

35.583644, -113.875113 (Center)

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

C-2024005 BFET

*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  
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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...