

## Vacant Land Customer W/ Photos Display

V 927560 Active

0 Copper Basin Road, Prescott AZ 86303

\$199,800 

<b>County:</b>	Yavapai	<b>Area:</b>	140	<b>Incorp:</b>	No
<b>Subdiv:</b>	All Of Area 140 Not Listed				
<b>Lot Size:</b>		<b>Lot No.:</b>	3B5		
<b>List Type:</b>	Exclusive Right to Sell	<b>Rent/Lse:</b>	No	<b>Zoning:</b>	RCU-2A
<b>Apx Acres:</b>	2.94	<b>Irrig Rts:</b>		<b>Fld Plain:</b>	No
<b>Section:</b>		<b>Twp:</b>		<b>Range:</b>	
<b>Tax Parcel:</b>	100-07-011P	<b>Nhood:</b>			
<b>Land Type:</b>	Residential				

**Legal:** All Of Pcl 3b5 Per Ls 130/8 Tract 41 Sec 23-13-3w Cont 2.94ac

<b>HOA:</b>	No	<b>HOA Dues:</b>		<b>Y/M/Q/S:</b>		<b>HOA Type:</b>	
<b>Taxes:</b>	1559	<b>Tax Year:</b>	2007	<b>Assmnt\$:</b>		<b>Assmnt\$ Y/S/M/Q:</b>	
<b>Mfg/Mobile:</b>	No						
<b>Builder:</b>							

**Utils Installed:** None  
**Utils Available:** Electricity , Needs Well , Telephone  
**Topo/Location:** Level , Sloped-Gentle , Hillside , Juniper/Pinon , Ponderosa Pine , Views  
**Views:** Boulders , Juniper/Pinon , Mountains , National Forest , Ponderosa Pine

<b>Buildings:</b>	- None	<b>Pets:</b>	Domestic
<b>Lot Imprv:</b>	- None	<b>Restrict:</b>	SB Homes Only
<b>Soil Eval:</b>	- None	<b>Fencing:</b>	- None , Partial
<b>Rd Acc/Mnt:</b>	ACCESS-County , ACCESS-Dirt , ACCESS-Gravel , MAINT-Private	<b>Rec Avail:</b>	Affidavit of Disclosure
<b>Finance:</b>	1031 Exchange , Cash , Cash to New Loan		
<b>Subdiv Feat:</b>	- None		

**Directions:** From the Court House, take Montezuma South 1 mile to right on Copper Basin. Land is 6.5 miles up Copper Basin Road. Paved and gravel road.**Remarks:** Escape the heat in the tall pines! Gorgeous custom homesite adjacent to thousands of acres of the Prescott National Forest, this rare site is just 15 minutes from downtown Prescott, and features breathtaking views of the surrounding mountains, Ponderosa and Pinon pines and granite boulder outcroppings. If you are looking for a secluded mountain home site with privacy in the cool pines, then look no further. Elevation similar to Flagstaff (about 7 degrees cooler than downtown Prescott).

**Prepared by: Patrick Schutte CBR, e-PRO**  
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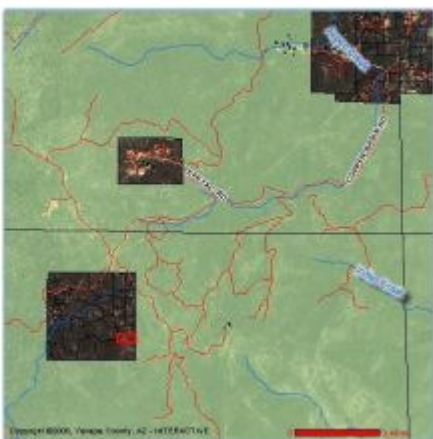
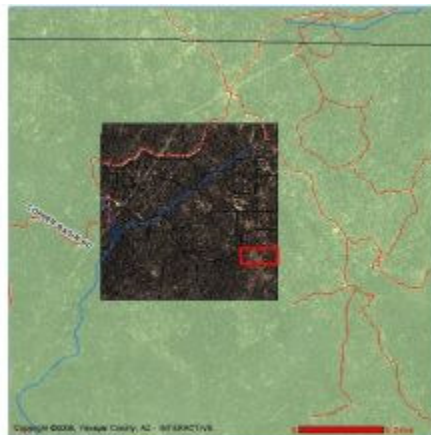


Photo Gallery MLS# 927560A



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