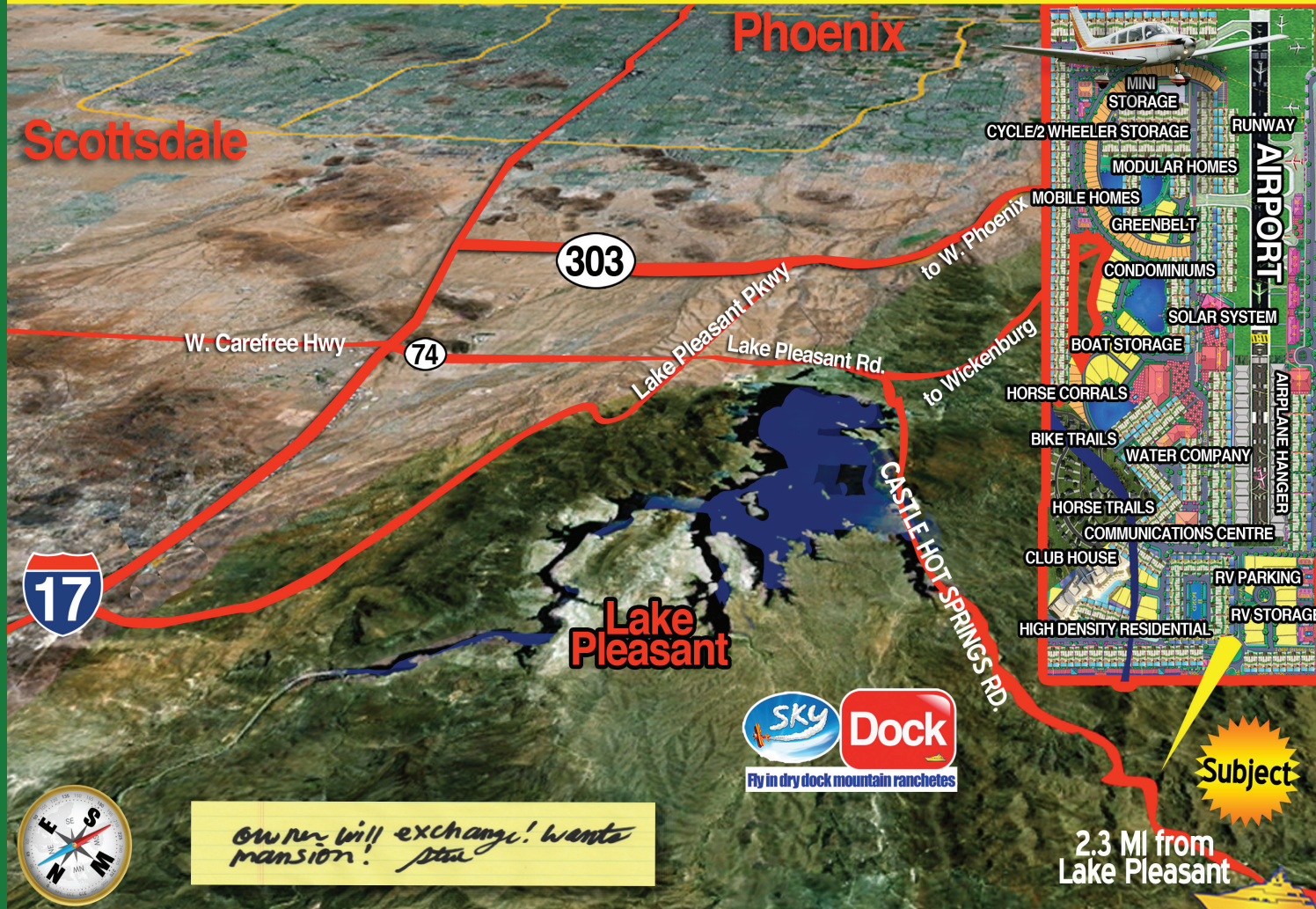


40 YR Terms!* Planned 293 Acre, 880 Lot **FLY IN** Dry Dock Mountain Ranchette Subdivision! Airport! Horses! Boats! Rv's! Cycles! Hiking!



Just Listed!

Area: 293 acres
Topography: Desert Mountain
Utilities: Planned water wells, electric, septic
Location: 2.5 miles NW of Lake Pleasant, Az on Castle Hot Springs Rd. Highway 74 leads to Castle Hot Springs Rd.

Visibility: Panorama of Lake Pleasant and huge mountain backdrop to the west.

Yavapai County Parcel No. 204-01-010M, 204-01-010R, 204-01-012B

Flood Plain: Various native rivers, creeks, streams and natural habitat
Zoning: R-143, planned Master Planned Community with over 3 unit density per acre. Highest and Best Use: 880 units fly in airport, industrial mini-storage, airport hangers, RV and Mobile Home Park, Commercial airport restaurant, Boat storage outside/inside, Recreational Vehicle Storage yards, horse training rec hall, trails.

Amenities: This site has it all! Regional Lake Pleasant just 2 1/2 miles SE on Castle Hot Springs Rd, Huge mountain range just west, hiking, trail riding, boats, horses, 3 wheelers, major retreat for the RV lovers with all the toys!

Price: \$6 Million. Free/Clear.

Terms: Owner will carry balance (no qualifying) with 20%Dn, Balance payable \$4,800,000. @ \$29,828 mo, incl. 7% interest, 40 yr. amortization, balloon 5 yrs. from close. Exchange for buildings, mansions, land, income or cash. (\$20,477 acre). Submit all offers! Parcel releases! May sell subject to zoning

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Sales in Excess of \$1 Billion • Over Two Million Acres Sold

