


## Customer Display

Vacant Land 930086 Active [2660 Steamship Dr](#) Bullhead City, AZ 86429  (13) L\$42,000



<b>Total # Lots:</b>		<b>Lot Type:</b>	Single Family
<b>Apx. Lot Dims:</b>	76x143x118x90	<b>Cross Street:</b>	Bridge Way
<b>Lot SqFt:</b>	11,262.0	<b>County:</b>	Mohave
<b>Electric:</b>	Yes	<b>Area:</b>	12-Bullhead City
<b>Gas:</b>	Yes	<b>BHC Sub-Area:</b>	F
<b>Phone:</b>	Yes	<b>Sub/Comm:</b>	Laughlin Ranch North Fork
<b>Price/Acre:</b>	\$161,538	<b>Frnt Exposure:</b>	N
<b>Apx. Acres:</b>	.26	<b>Road Frnt:</b>	76
		<b>Zoning:</b>	R1L Res: Single Family Limited

## FEATURES

**Lot Desc:** Cleared , Corner Lot , Irregular , Level to Street , View-Casino , View-Mountains , Backs to a Wash

**Water/Sew:** Sewer-City , Water-City **Utilities:** Elec. Available , Gas Available

**Comm Amen:** Guard on Duty **Fencing:** None

**Road Access:** Maintained-Private **Restrictions:** CCR

**Terms:** Cash , Conventional , Owner Carry

**Special Info:**

**Public Rems:** Fabulous Corner Lot with views of casino and mountains on a large lot. Community park behind the property but also below the back of the property. Perfect to design your custom home on. Seller may consider short term seller finance on this one. Numerous homes under construction in this community. Property also includes a sewer tap service so this will save you some money when you go to build. 10 Minutes to Fishing, Boating, Colorado River, Lake Mohave and Laughlin Nevada Vegas style gambling. Concerts events and so much more. Check out the virtual tour for real video footage of the lot. Come see why so many people are building in this community today. Stop by sales office for more information.

**Directions:** Take Bullhead City Parkway and turn East onto Laughlin View Dr. Go straight and turn right onto Bridge Way. Lot will be on the corner next to bridge and backs to community park.

**Property URL:**

<b>Taxes:</b>	\$151	<b>Tax Year:</b>	2016	<b>Parcel ID:</b>	347-32-021
<b>Tract/Blk/Lot:</b>	5151/N/A/21	<b>Assmnt Type:</b>		<b>Map Coord:</b>	
<b>HOA/Dues:</b>	Yes/ \$300	<b>HOA Paid:</b>	Qtr	<b>Twp/Rng/Sec:</b>	21N/ 21W/ 32
<b>Assessments/Assessment \$:</b>	No/ \$	<b>GPS Coord:</b>		<b>DOM/CDOM:</b>	11/11
<b>Flood Plain:</b>	No	<b>Possession:</b>		<b>HOA Mgmt:</b>	D&E Management
<b>Pend Date:</b>		<b>Closing Date:</b>			

## PREPARED BY



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