

	6971109	Land	Active
	Apx SqFt: 95,774 Apx SqFt G/N: G Apx Total Acres: 2.2 Apx Total Acres G/N: G Apx Deeded Fee Acres: 2.2 Apx Leased Acres: 0 Lot Size Dimensions: 145 x 662 # Lots in Listing: 1 Price Per SqFt: 0.78 Price Per Acre: 34,090.91		Subdivision: Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: N Street Frontage Name: 276th Ave Hun Block: Map Code/Grid: Irrigation District: N Census Tract: 40,515 Zoning: Residential Flood Zone: No
	Ele Sch Dist: Morristown Elementary District Elementary School: Morristown Elementary School Jr. High School: Morristown Elementary School		High School District: Wickenburg Unified District High School: Wickenburg High School

Cross Streets: Hwy 60 & Gates Road **Directions:** From Hwy 60 go west on Gates Rd apx 3 miles at the end of the pavement go right on unmarked road, go apx 1 mile. Pass water tank take next left at green arrow then go straight. See survey map.

Public Remarks: Excellent entry-level acreage opportunity in Morristown. Offered at \$75,000 with seller carry-back terms of \$8,000 down, 6% interest, 30-year term, approx. \$402/month. Cash sales accepted and terms negotiable. Zoned R-43 with no deed restrictions, allowing manufactured homes, tiny homes, or container homes. This lot does not have a water source and is ideal for buyers seeking affordability and flexibility. Terrain includes ridge and canyon features creating privacy and potential elevated building sites. Approximately 4 miles to Hwy 60, 15 minutes to Wickenburg, and 30 minutes to Surprise. Enjoy dark skies, desert wildlife, minimal nearby development, and access to the Hassayampa River and miles of recreational trails.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: North/South Exp; East/West Exposure Land Configuration: Square Rectangular Elevation: 1,001 - 2,000 Ft / Other (See Remarks) View: Desert; Panoramic; River; Mountain(s) Topography: Level; Gentle Sloping; Steep Sloping; Hillside; Rolling; Valley; Existing Wash(s); Mountainous; Other (See Rmks) Vegetation: Natural Vegetation Horses: Y Special: Unincorporated Area Existing Land Use: Residential Lot; Mobile/Mfg Home Lot; Residential Acreage Zoned Presently: Single Family; Rural Potential Use: Single Family; Mobile/Mfg Hme/RV's Use Restrictions: Existing Easement Freeway/Highway: 2.1 - 5 Miles Traffic Count: Not Available Current Density: 00 - 01 Units P/Acre Proposed Density: 00 - 01 Units P/Acre	Development Status: Raw Land; On Site Imp Needed Existing Structures: None Fencing: Barbed Wire; Partial Water Source: None Sewer: No Sewer/Septic Gas: None Distance to Cable: Call Listing Office Distance to Electric: Call Listing Office Distance to Gas: None Distance to Phone: Call Listing Office Distance to Sewer: None Distance to Water: Call Listing Office Electric: APS Road Surface Type: Gravel; Dirt; Asphalt Road Responsibility: Private Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 503-25-009-M Lot Number: 5 Town-Range-Section: 6N-4W-15 Cty Bk&Pg: 503-25 Taxes/Yr: \$191/2025 For Sale or Lease?: Sale New Financing: Cash; Conventional; Seller Approve Terms; Owner May Carry; Other (See Rmks) Pmt & Rate Info: Equity: 75,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Type: Not Applicable Existing 1st Loan Terms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Loan Type: Not Applicable Existing 2nd Loan Terms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Loan Type: Not Applicable Existing 3rd Loan Terms: Not Applicable Reports/Disclosures: Seller Prop Disc Stm; Boundary Survey Avlb

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 Status Change Date: 01/19/2026	List Price: \$75,000	Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call; No Notification Required to Show

Lockbox Type: None

Listed by: Russ Lyon Sotheby's International Realty (lyon05)

Prepared by Anjeleigh
Trefz

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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