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# Mountain Vista Ranches Phase III

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**Location:** Property is located South of Tres Dr., East of Antares Rd., West of Boulder Rd. Approximately 4.5 miles North of RT 66. Township 24 N Range 15 W Section 12.

**Size:** Parcel 48 is 42.44 Acres.

**APN:** 333-39-018

**Subdivision:** Mountain Vista Ranches Phase III

**Zoning:** AR36A

**Price:** \$4,003.29 Per Acre.

**Features:** Great Investment Opportunity!

- +/- 4 miles to Valle Vista Golf Course Community
- +/- 4.5 miles to RT 66
- +/- 18 miles to Kingman AZ

For further information please contact:

**Scott Lander (928) 303-8430**

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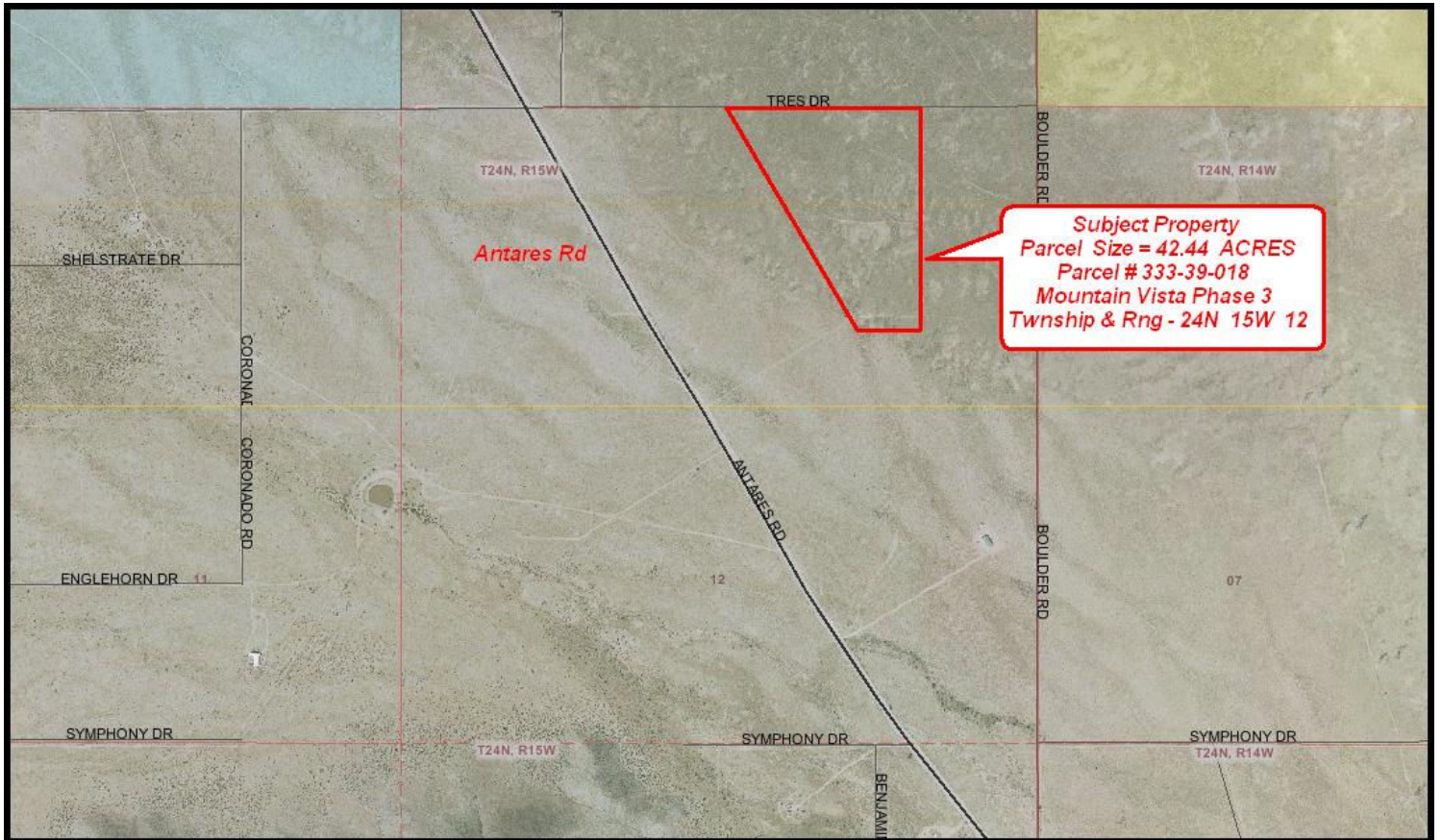
**Scott Lander**  
RE/MAX Prestige Properties  
[landerscott@gmail.com](mailto:landerscott@gmail.com)  
[www.scottlanderingman.com](http://www.scottlanderingman.com)  
Toll Free: (800) 429-7167  
Cell: (928) 303-8430

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# Mountain Vista Ranches Phase III

## Subject Property



### Scott Lander

RE/MAX Prestige Properties

[landerscott@gmail.com](mailto:landerscott@gmail.com)

[www.scottlanderingman.com](http://www.scottlanderingman.com)

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# Mountain Vista Ranches Phase III

## Property Information

### Parcel Information [\(Click for Tax Information\)](#)

Tax Year:	2007 <a href="#">(Click for Current Tax Bill)</a>
Parcel: <a href="#">(Click for Map)</a>	333-39-018 <a href="#">(Click for Improvement Information)</a>
Site Address:	
Owner:	FELTON KEN*
Owner 2:	FATCO TR 9050
Mailing Address:	416 SUNRISE LN ROCKFORD , IL 61107
Tax Area:	0400
Land Value:	\$57,294.00
Improvement Value:	\$0.00
Full Cash Value:	\$57,294.00
Assessed Full Cash Value:	\$9,167.00
Limited Value:	\$37,686.00
Assessed Limited Value:	\$6,030.00
Value Method:	Land Market Model
Exempt Amount:	\$0.00
Exemption Type:	
Use Code:	0004
Property Use:	VACANT LAND
Class Code:	AG/VACANT LAND/NON-PROFIT-REAL PROPERTY AND IMPROVMENTS
Assessment Ratio:	16.00%

### Last Sale Information [\(Click for more Sale Info\)](#)

Recorded Instr Type:	AGREEMENT
Book:	4941
Page:	630

### Legal Description Information

Parcel Size:	42.44 ACRES
Township, Range and Section:	24N 15W 12
Legal Description:	PARCEL 48 (MOUNTAIN VISTA RANCHES PHASE III) AS SHOWN ON RS 20/8C 10/6/2000 2000-54860 CONT 42.44 ACRES 333-39-006 (333-39-009 THRU 019) 2004 TAX ROLL

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RE/MAX Prestige Properties

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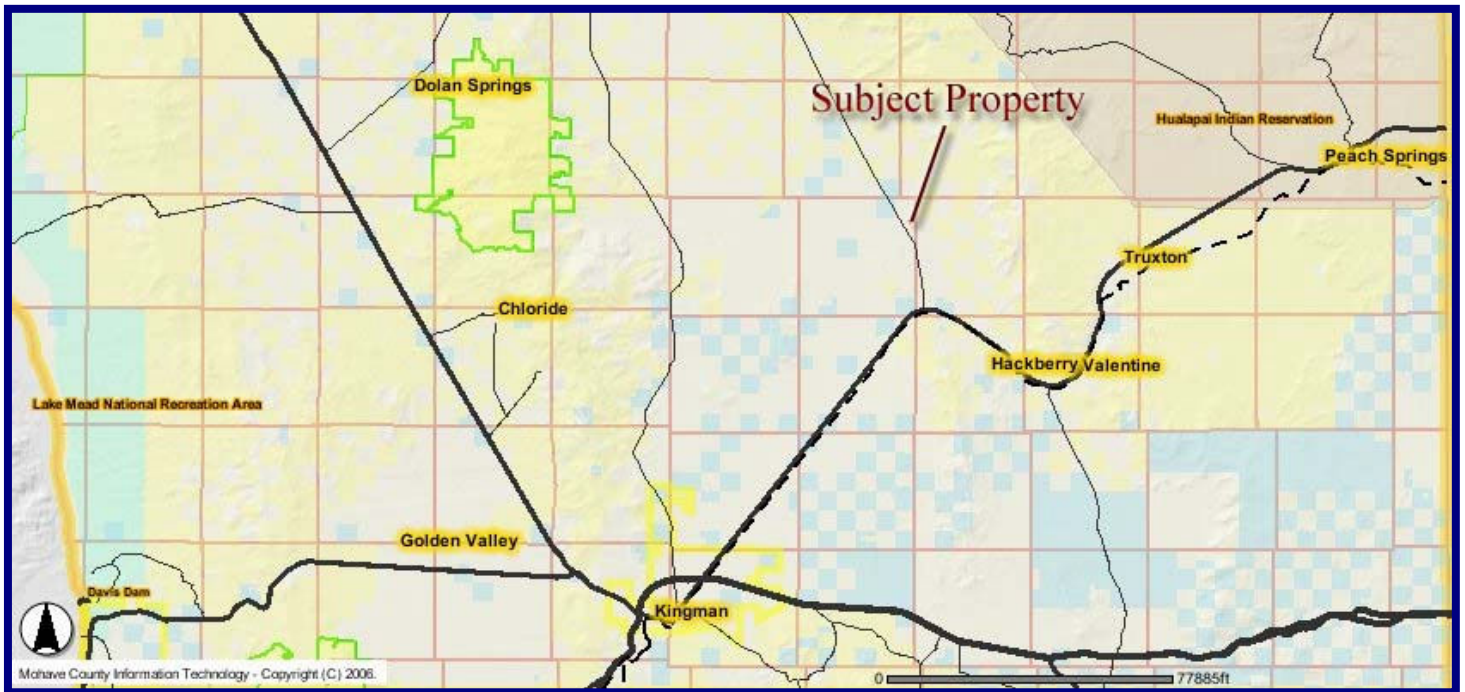
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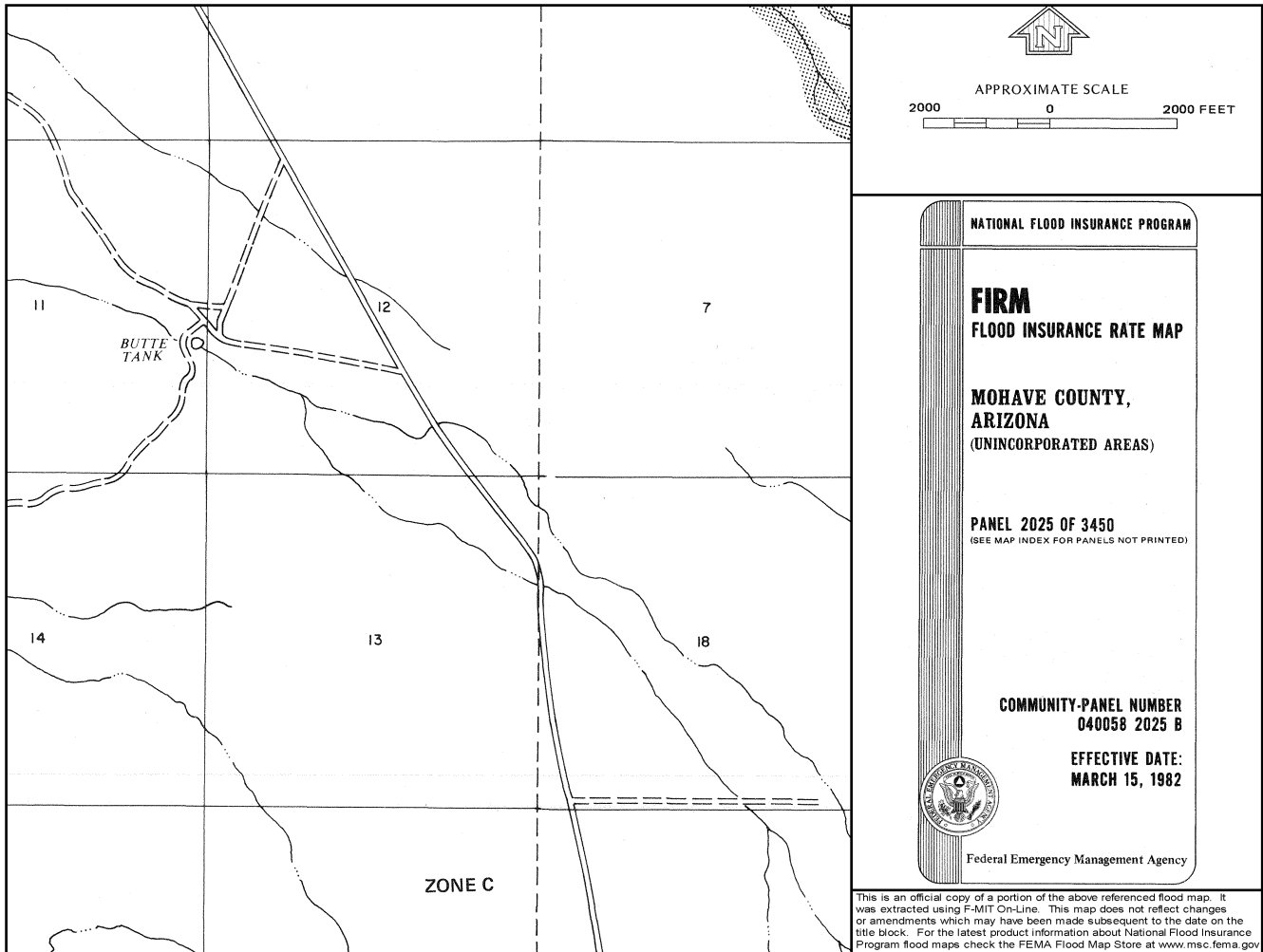
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# Mountain Vista Ranches Phase III

## FEMA Map



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