

Vacant Land (8 Lots in Bulk) For Sale within Lake Mead Rancheros, Unit 13 T25N, R15W Mohave County, Arizona

FOR MORE INFO PLEASE CONTACT:
 Ted Knoll | ted@realtyea.com
 Paul Gorraiz | paul@realtyea.com

LOCATION

The Subject neighborhood is located north of Antares (northeast of Kingman), and east of Antares Road (CR 149) in an unincorporated area of Mohave County, Arizona.

UTILITY SERVICES

- ELECTRICITY** None in place (off-the-grid property) – generator or solar
- TELEPHONE** None in place (off-the-grid property)
- WATER** None in place (off-the-grid property) – hauled water
- SEWER** None in place (off-the-grid property) – septic system

ASSESSOR PARCEL NUMBERS:

- Group #1**
312-13-191, 312-13-192, 312-13-229, 312-13-230
- Group #2**
312-13-203, 312-13-204, 312-13-217, 312-13-218

ZONING: AR (Agricultural Residential) Mohave County

Asking Price: \$17,500 in bulk (\$1,750 / Acre)

FEMA DISTRICT: Zone "D" ("D" are areas with possible, but undetermined flood hazards.)

DIRECTIONS & ACCESS (Buyer to independently perform all due diligence and verify all)

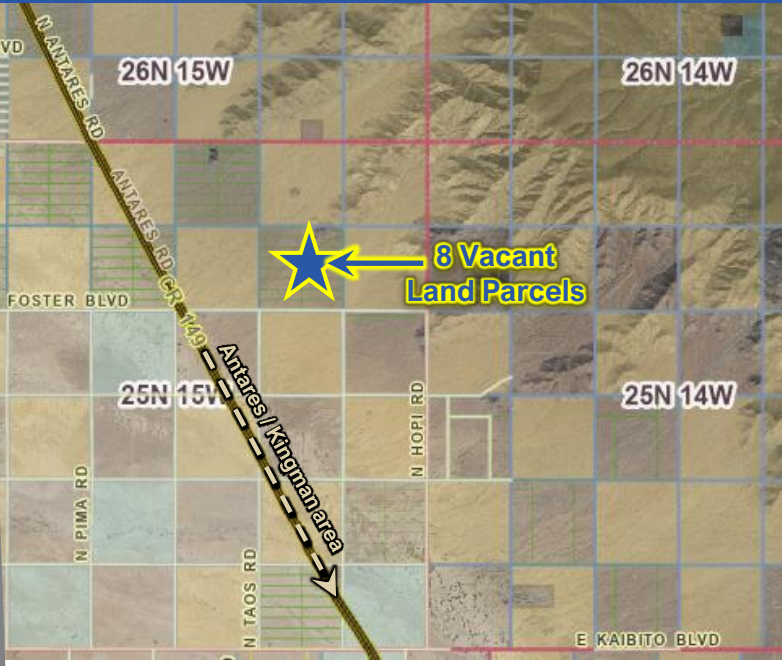
From Antares at Route 66 and Antares Road (CR 149), drive north on Antares Road (CR 149) about 8 miles to Forest Boulevard, then go east about 1.5 miles to Yaqui Road. From Forest Blvd. & Yaqui Road, go north on Yaqui Road to San Benito Drive and Riverside Drive. Four (4) parcels are located west of Yaqui Road and the other four (4) parcels are located east of Yaqui Road. Finally, Four (4) parcels are along San Benito Dr, and the other four (4) parcels are along Riverside Dr.

ASKING PRICE / TERMS

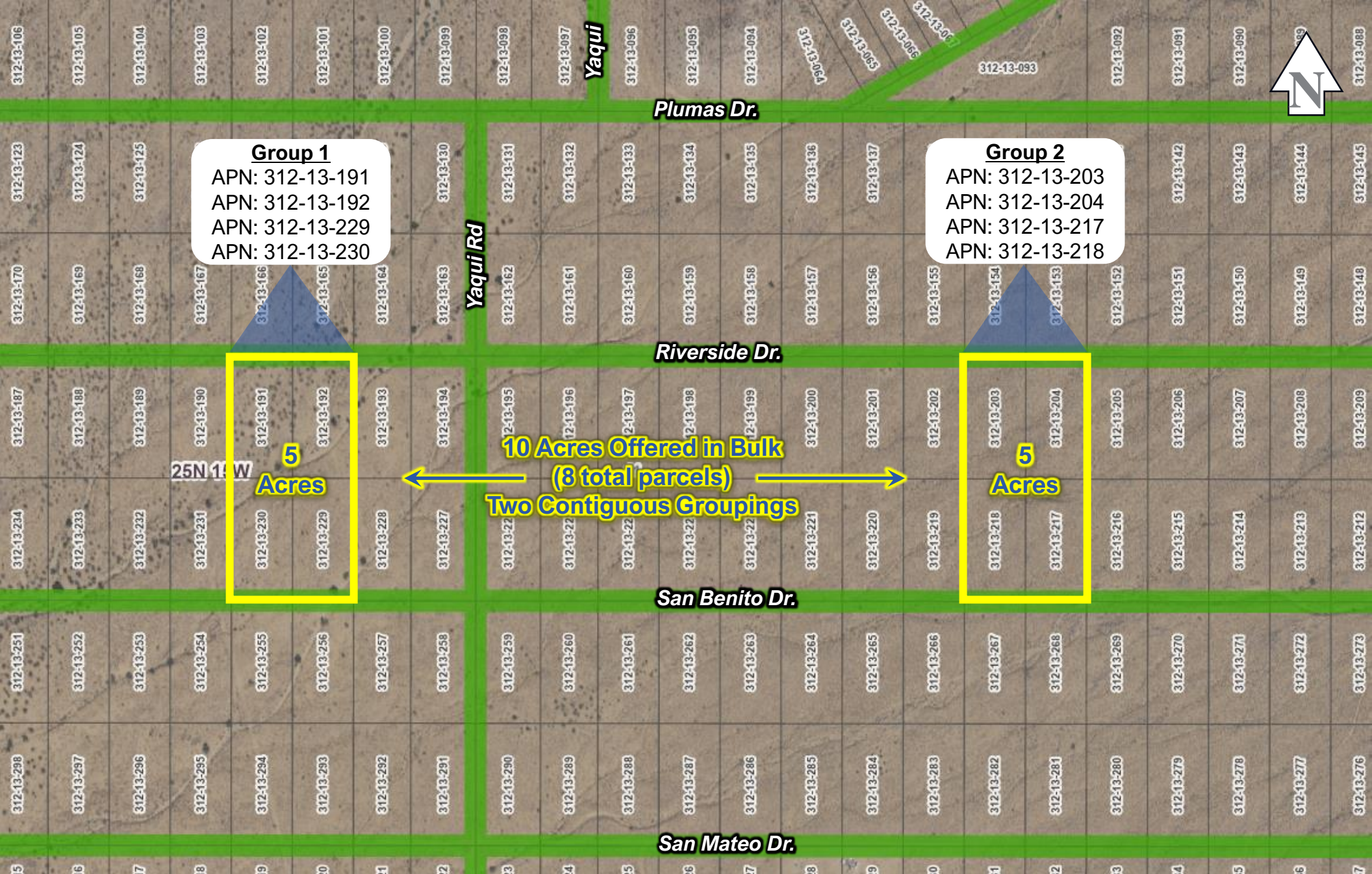
\$17,500 Cash for Bulk Sale (\$1,750 Per Acre in Bulk) – All 8 Parcels to be Purchased Together

COMMENTS

The Subject property represents eight (8) off-the-grid vacant land parcels the Hualapai Valley of Mohave County, Arizona. This offering totals 10 acres, consisting of two contiguous groupings, each with 5 acres. The parcels are zoned AR (Mohave County), and there are no utilities to the property boundaries (off-the-grid property). Consider a generator or solar for electricity, hauling water, and a septic system. **Buyer to independently perform due diligence and verify all facts & figures.**



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Group 1
 APN: 312-13-191
 APN: 312-13-192
 APN: 312-13-229
 APN: 312-13-230

Group 2
 APN: 312-13-203
 APN: 312-13-204
 APN: 312-13-217
 APN: 312-13-218

5 Acres

**10 Acres Offered in Bulk
 (8 total parcels)
 Two Contiguous Groupings**

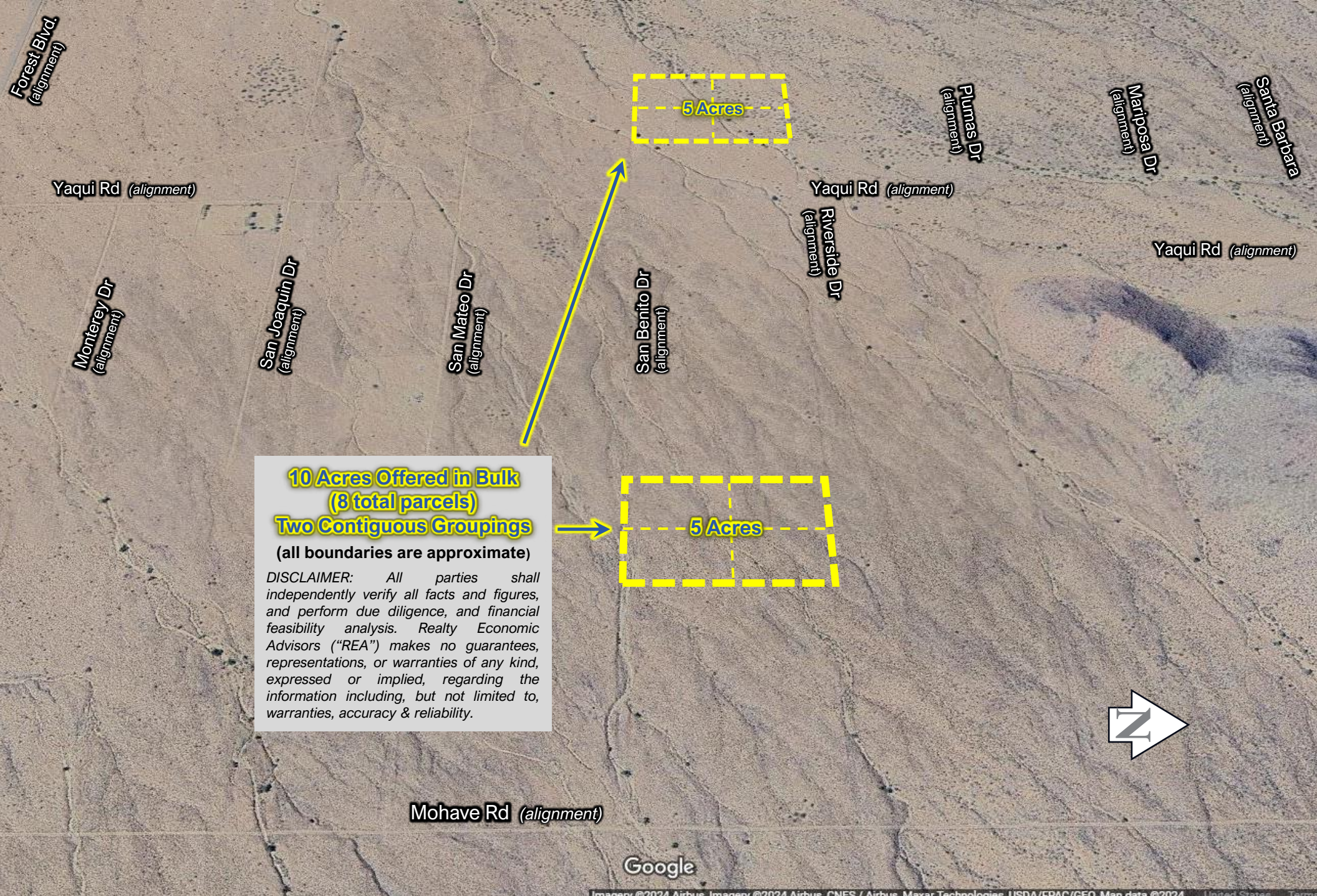
5 Acres

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5 Acres

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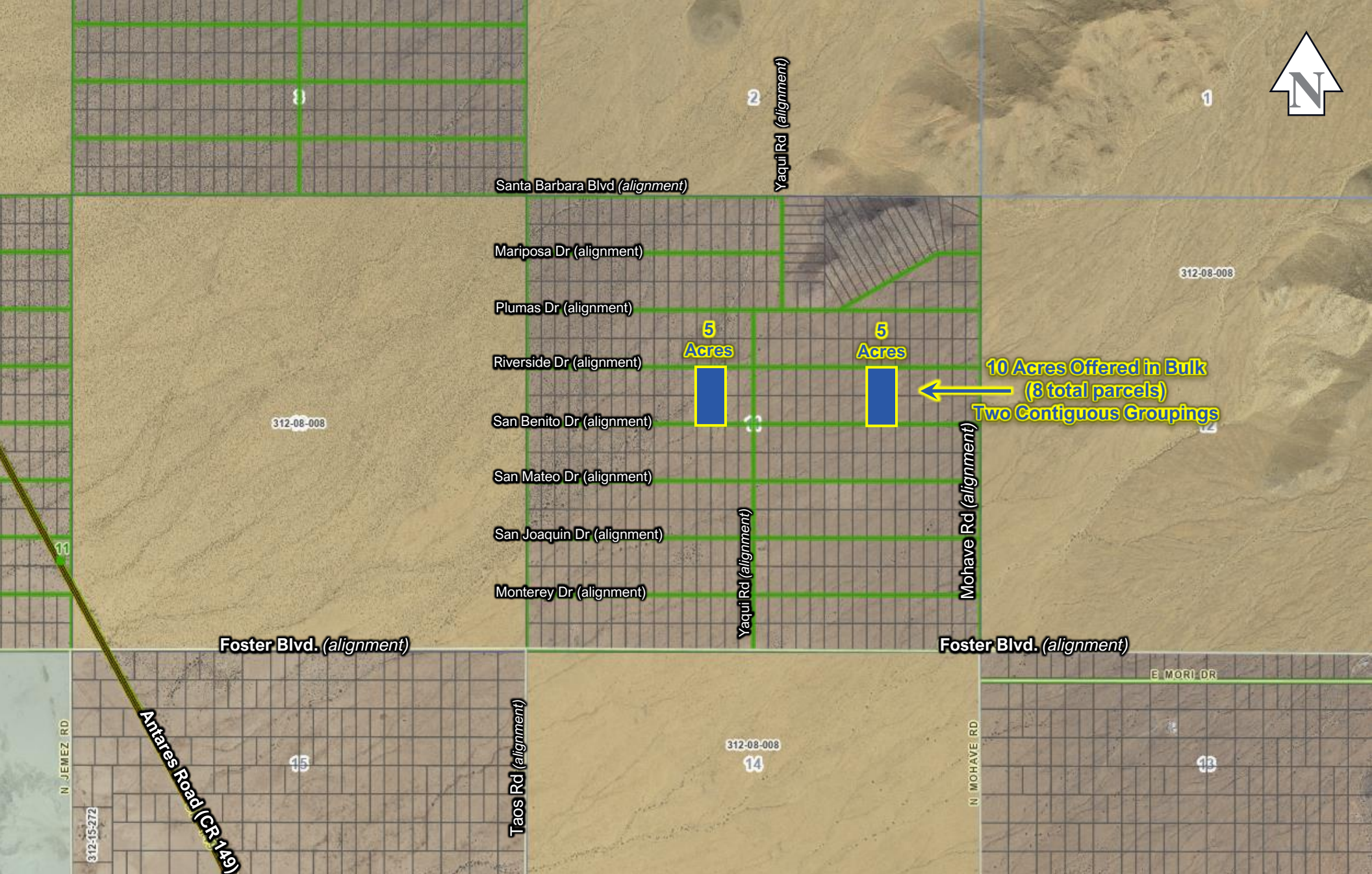
**10 Acres Offered in Bulk
(8 total parcels)
Two Contiguous Groupings**
(all boundaries are approximate)

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Mohave Rd (alignment)

Google

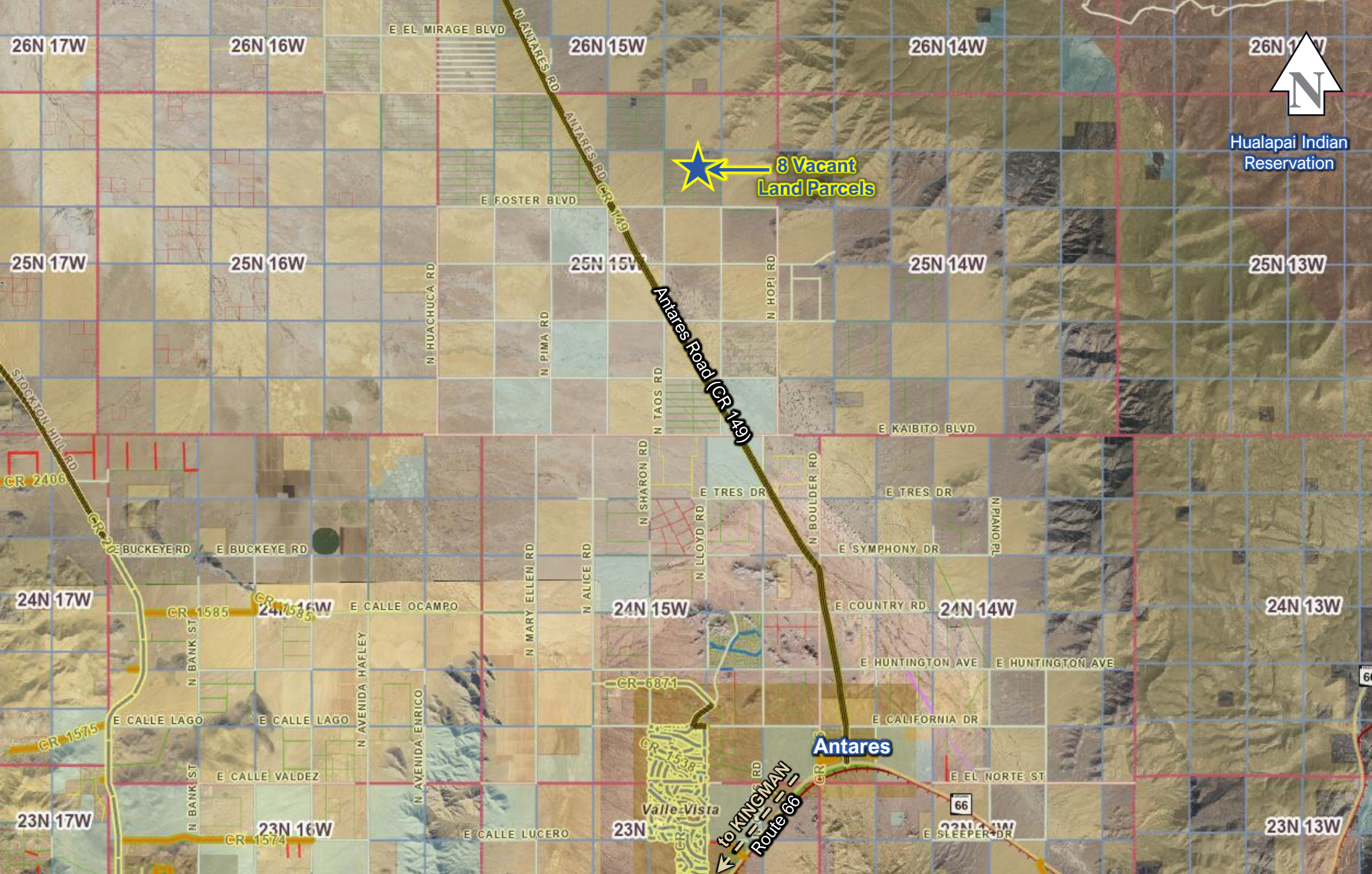
Imagery ©2024 Airbus, Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 United States Terms



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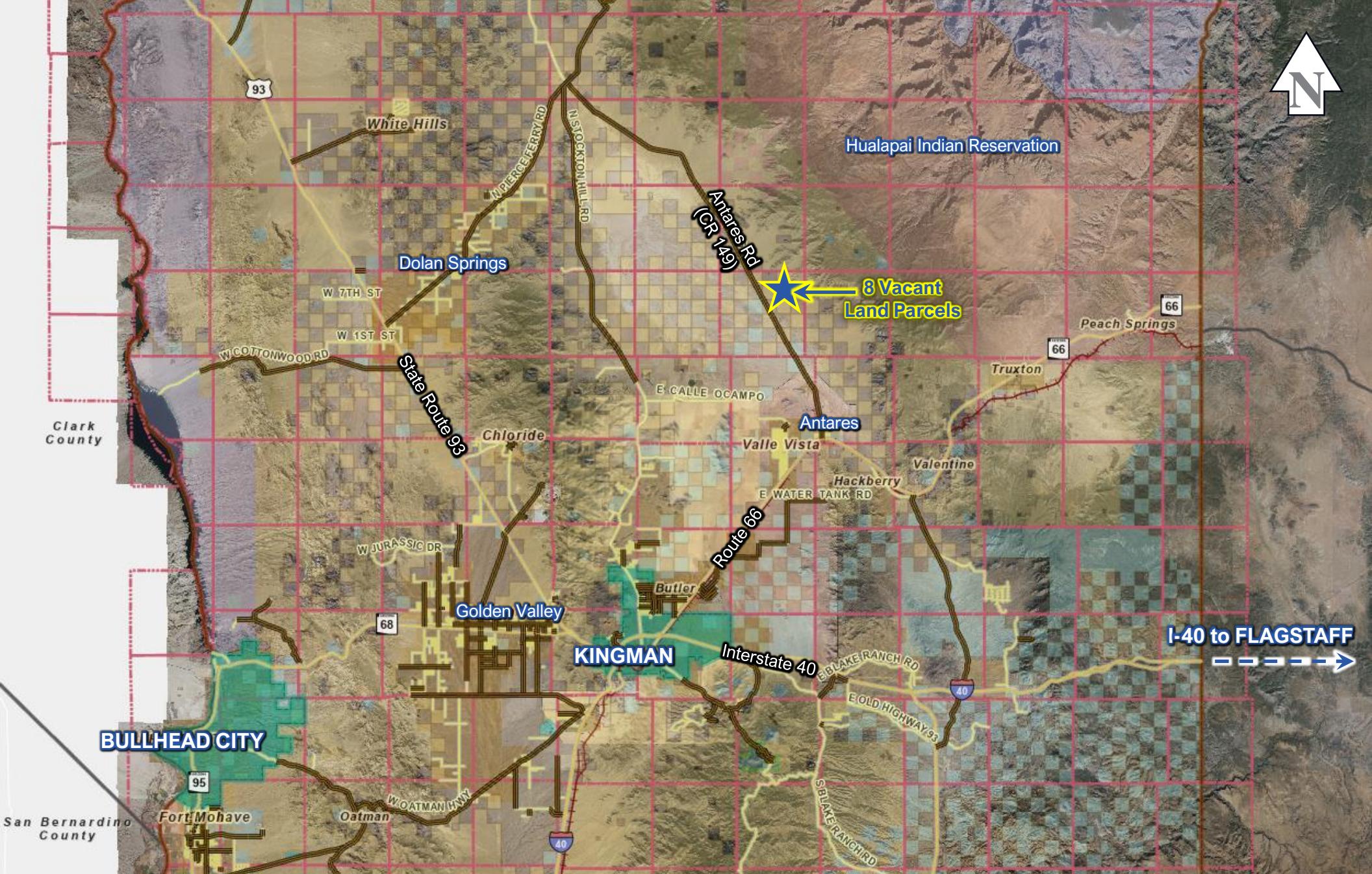
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**REALTY
ECONOMIC
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**East of Antares community on Route 66
(Looking Northerly)**



Not Subject

**East of Antares community
on Route 66 (Looking Easterly)**



Not Subject

Special Note: All images were obtained via Google Maps. Images are along Route 66 in the community of ANTARES, which is located approximately 10 miles south of the 8 Subject vacant land parcels.



8 Vacant Land Parcels

**Antares community on Route 66
(Looking west along Route 66)**



Google

**Route 66 at Antares Rd
(Looking north along Antares Rd)**



TOWNSHIP 25N RANGE 15W
SECTION 11 NE.

BOOK 312

LAKE MEAD RANCHEROS
UNIT 13

MAP 13

1 of 4
CODE 0900



SCALE 1" = 300'

25N-15W-11NE.

MOHAVE COUNTY ASSESSOR

TOWNSHIP 25N RANGE 15W
SECTION 11 NW.

BOOK 312

LAKE MEAD RANCHEROS
UNIT 13

MAP 13

2 of 4
Scale 1" = 300'

NW COR SEC 11
FD GLO BR CAP

		SANTA BARBARA 264048 N 89°59'30" E													BLVD.		
		175.20	154.96	165.03	4	5	6	7	8	9	10	11	12	13	14	15	165.03
		33006 3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035
		175.20	154.90	165.04													165.04
		33006 3035	3034	3033	3032	3031	3030	3029	3028	3027	3026	3025	3024	3023	3022	3021	3020
		175.20	154.94	165.05													165.05
		33006 3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071
		175.20	154.98	165.06													165.06
		33006 3133	3132	3131	3130	3129	3128	3127	3126	3125	3124	3123	3122	3121	3120	3119	3118
		175.20	155.00	165.08													165.08
		33006 3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149
		175.20	155.00	165.09										165.09	155.07	175.20	175.20
		33006 3197	3196	3195	3194	3193	3192	3191	3190	3189	3188	3187	3186	3185	3184	3183	3182
		175.20	155.03	165.10										165.10	155.03	175.20	175.20
		33006 3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213
		175.20	155.06	165.11										165.11	155.06	175.20	175.20
		33006 3261	3260	3259	3258	3257	3256	3255	3254	3253	3252	3251	3250	3249	3248	3247	3246
		175.20	155.09	165.12										165.12	155.09	175.20	175.20
		33006 3262	3261	3260	3259	3258	3257	3256	3255	3254	3253	3252	3251	3250	3249	3248	3247
		175.20	155.09	165.12										165.12	155.09	175.20	175.20

NO 00'30" E 264048 ROAD

MARIPOSA

PLUMAS

RIVERSIDE

DR.

CAN BENTON

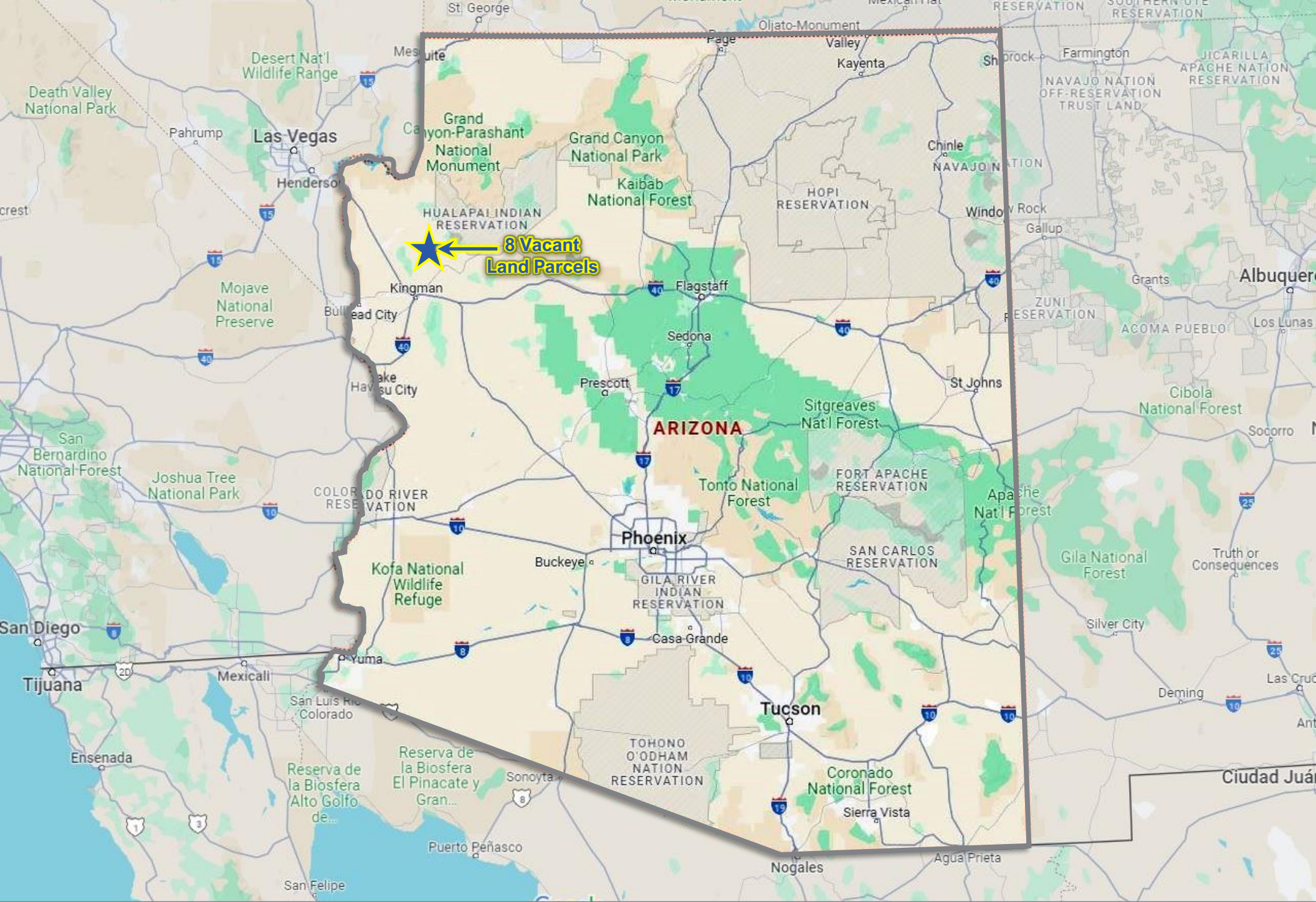
NW COR SEC 11
FD GLO BR CAP



SCALE 1" = 300'

25N-15W-11-NW

MOHAVE COUNTY ASSESSOR



8 Vacant Land Parcels

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County Profile for
Mohave County

County Seat: Kingman



Mohave County, at the time of its creation by Arizona's first Territorial Assembly in 1864, actually included portions of present day Nevada. In 1865, the northern portion of Mohave County was split off as Pah-Ute County. And in 1867, parts of both counties – including the present site of Las Vegas – were attached to Nevada, which had become a state in 1864. The much reduced Pah-Ute County was merged with Mohave County in 1871. Today, most of the historic sites of "Arizona's Lost County" are covered by the waters of Lake Mead.

The area that is now Mohave County began to attract settlers shortly after it was brought into the United States by the Treaty of Guadalupe Hidalgo in 1848. The 1860s saw an influx of miners after gold was discovered, and Mormons who were sent south from Utah by their church.

Mohave County is geographically the second largest in the state. Most of it is classified as desert, but of its 13,470 square miles, 158 square miles are water. The county boasts 1,000 miles of shoreline and is a great water sports center. It also has the longest stretch of historic Route 66. The Colorado River and two man-made lakes, Lake Mohave and Lake Havasu, play an important role in the growth of Lake Havasu City and Bullhead City.

Kingman, the county seat, was not founded until the 1880s with the coming of the railroad. Before being moved to Kingman in 1887, the county seat had been located in the communities of Mohave City, Hardyville, Cerbat, and Mineral Park – none of which exist today. Although these communities did not survive, the forces that led to their establishment – mining, the Colorado River and the railroad – are still important to the county's economy.

The U.S. Forest Service and Bureau of Land management own 61 percent of the land; Indian reservations, 6 percent; the state of Arizona, 7 percent; individual or corporate, 18 percent; and other public lands, 8 percent.



POPULATION

	2000	2010	2023
Arizona	5,130,632	6,401,569	7,285,370
Mohave County	155,032	200,099	216,527
<i>Incorporated Cities & Towns</i>			
Lake Havasu City	41,938	52,469	57,974
Bullhead City	33,769	39,518	42,027
Kingman	20,069	28,081	33,716
Colorado City	3,334	4,821	2,507

Office of Economic Opportunity

AGE DISTRIBUTION

0-14	15.3%
15-24	10.1%
25-44	19.3%
45-64	28.4%
65+	26.9%

American Community Survey

EMPLOYMENT BY SECTOR (IN THOUSANDS)

Education, health care & social assistance	15.6	21.1%
Arts, entertainment, food & recreation services	13.2	17.8%
Retail trade	9.6	12.9%
Construction	5.5	7.5%
Professional, scientific, & administrative services	5.5	7.4%
Transportation, warehousing, & utilities	4.6	6.2%
Public administration	4.5	6.1%
Manufacturing	4.4	5.9%
Other services, except public administration	4.1	5.6%
Finance, insurance & real estate	4.1	5.5%
Information	1.3	1.7%
Wholesale trade	1.0	1.3%
Agriculture, forestry, fishing, hunting, & mining	0.7	1.0%

American Community Survey

PROPERTY TAX

	Schools	City/Fire	County	Total
Bullhead City	4.59	3.03	4.64	12.26
Colorado City	4.86	3.16	4.64	12.66
Kingman	5.71	0.00	4.64	10.36
Lake Havasu City	4.04	0.70	4.64	9.38

Arizona Dept. of Revenue & Arizona Tax Research Association

CONTACT INFORMATION

Arizona Commerce Authority
Phone: 602-845-1200
Website: www.azcommerce.com

Local First Arizona
Phone: 602-956-0909
Website: www.localfirstaz.com

Bullhead City
Phone: 928-763-0122
Website: www.bullheadcity.com

Bullhead Area Chamber of Commerce
Phone: 928-754-4121
Website: www.bullheadchamber.com

Town of Colorado City
Phone: 928-875-2646
Website: <http://www.tocc.us/>

Mohave County Economic Development
Phone: 928-757-0960
Website: www.mohavedevelopment.org

City of Kingman
Phone: 928-565-1416
Website: www.cityofkingman.gov

City of Kingman Development Services
Phone: 928-565-1416
Website: www.choosekingman.com

City of Lake Havasu
Phone: 928-453-4141
Website: lhcaz.gov

Lake Havasu Area Chamber of Commerce
Phone: 928-855-4115
Website: www.havasuchamber.com

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Kingman, Arizona

Kingman is located in northwestern Arizona at the intersection of Interstate 40 and U.S. 93, the future Interstate 11 corridor. The city is situated in the Hualapai Valley between the Cerbat and Hualapai Mountain ranges. Kingman was established in the early 1880s by Lewis Kingman, who located the route of the Santa Fe Railway through Kingman. Kingman has served as the Mohave County seat since 1887. The section of Route 66 which runs through Kingman offers the longest remaining preserved stretch of old U.S. Route 66 left in the United States. The Powerhouse Visitors Center and other sites of interest are located along Historic Route 66 in the heart of Kingman.

Principal Economic Activities

Kingman is a regional trade, service and distribution center for northwestern Arizona. Its proximity to Los Angeles, Las Vegas, Phoenix, Grand Canyon West and the Grand Canyon makes Kingman attractive for tourism, manufacturing, warehousing/distribution and transportation industries. Its higher elevation provides relief from the severe Mojave Desert heat without experiencing severe winter conditions. The fully developed, rail-served Kingman Airport Industrial Park attracts manufacturers and distributors who wish to serve the western United States. Kingman’s location allows a trucker to drive to Los Angeles and return in a single day.

Scenic Attractions

The scenic mountains around the Kingman area include the Hualapai Mountains and Cerbat Mountains which offer hiking, picnicking, mountain biking, camping, off-roading and other outdoor activities. Access and lodging for visitors to Grand Canyon West and the glass bridge known as the Skywalk, are provided in Kingman. The Kingman and the Colorado River areas offer recreational and historical attractions such as the living ghost town of Oatman and gaming in Laughlin, NV. Water recreation, including fishing, boating and kayaking, also plays a central role with the Colorado River, Lake Havasu, and Lake Mead Recreation Area, all within an hour drive of Kingman. Kingman has a Multiple Resource Historic District with a developed walking tour and district map that can be picked up at the Visitor Center. Other interesting sites include the Route 66 Drive-Thru Shield, the Cerbat Foothills Recreation Area, and White Cliffs Wagon Trail.

Community Facilities

Kingman offers a broad range of community facilities including a resource center, a senior center, a museum and a library. Recreational facilities include ten parks, aerobic centers, two swimming pools, numerous lighted tennis and racquetball courts, shuffleboard areas, bocce ball fields, horseshoe courts, two golf courses and a bowling alley.

City of Kingman

Bennett Bratley
310 N. Fourth St.
Kingman, AZ 86401
Phone: 928-565-1416
Email: bbratley@cityofkingman.gov
Website: www.cityofkingman.gov

Mohave County Economic Development

Tami Ursenbach
3250 E. Kino Ave., 2nd Floor
Kingman, AZ 86409
Phone: 928-757-0960 ext. 5965
Email: tami.ursenbach@mohavecounty.us
Website: www.mohavedevelopment.org

City of Kingman Development Services

Bennett Bratley
7000 Flightline Drive
Kingman, AZ 86401
Phone: 928-565-1416
Email: bbratley@cityofkingman.gov
Website: www.choosekingman.com

BASIC INFORMATION

Founded: 1880 **Incorporated:** 1952
Elevation: 3,345 ft. **Location:** Mohave County

Distance to major cities:

Phoenix: 186 miles **San Diego:** 380 miles
Tucson: 297 miles **Los Angeles:** 319 miles
Las Vegas: 105 miles

POPULATION

	2000	2010	2023 (est.)
Kingman	20,069	28,081	33,716
Mohave County	155,032	200,099	216,527
State of Arizona	5,130,632	6,401,569	7,285,370

Office of Economic Opportunity

Arizona Dept. of Revenue & Arizona Tax Research Foundation

LABOR FORCE

	2000	2010	2022
Civilian Labor Force	9,298	12,486	14,194
Unemployed	377	1,338	776
Unemployment Rate	4.1%	10.7%	5.5%

Office of Economic Opportunity

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	2,524	11.3%
High school or equivalent, no college	6,404	28.8%
Some college or Associate degree	9,110	41.0%
Bachelor’s degree or advanced degree	4,202	18.9%

American Community Survey

INDUSTRY (RANKED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	3,046	26.4%
Retail trade	1,304	11.3%
Public administration	1,235	10.7%
Arts, entertainment, food & recreation services	1,094	9.5%
Professional, scientific, & administrative services	995	8.6%
Construction	908	7.9%
Transportation, warehousing, & utilities	706	6.1%
Manufacturing	694	6.0%
Other services, except public administration	595	5.2%
Finance, insurance & real estate	562	4.9%
Information	163	1.4%
Agriculture, forestry, fishing, hunting, & mining	147	1.3%
Wholesale trade	100	0.9%

American Community Survey

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