

LOCATION

The Subject neighborhood is located north of Joseph City from Interstate-40 and Porter Avenue in an unincorporated area of Navajo 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:

- 104-90-003C
- 104-90-003D
- 104-90-007
- 104-90-008

ZONING: A-General (Unspecified), Navajo County

Asking Price: \$40,000 in bulk (\$500 / Acre)

FEMA DISTRICT: Zone "X" ("X" are areas of minimal flood hazard)

DIRECTIONS TO PROPERTY

Interstate 40 Porter Ave Road Go right (North) on Porter Avenue. Follow Porter Avenue approximately 14 miles to Latitude: 35.12458 and Longitude: -110.35181

ASKING PRICE / TERMS

\$40,000 Cash for Bulk Sale (\$500 Per Acre in Bulk) – All 4 Parcels to be Purchased Together

COMMENTS

The property owner holds an active Arizona real estate license (owner/agent). The Subject property represents eight (4) off-the-grid vacant land parcels North of Joseph City in Navajo County, Arizona. This offering totals approximately 80 acres, consisting of 4 contiguous groupings, each 20 acres. The parcels are zoned A-General, Unspecified (Navajo 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.





**80 Acres Offered in Bulk (4 Parcels)
A Contiguous Grouping**

104-90-003D

104-90-003C

104-90-008

104-90-007

DISCLAIMER: All parties shall independently verify all facts and figures, and perform due diligence, and financial feasibility analysis. Realty Economic Advisors ("REA") makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties, accuracy & reliability. REA excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of REA.



APN: 104-90-003C
APN: 104-90-003D
APN: 104-90-007
APN: 104-90-008

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**80 Acres Offered in Bulk (4 Parcels)
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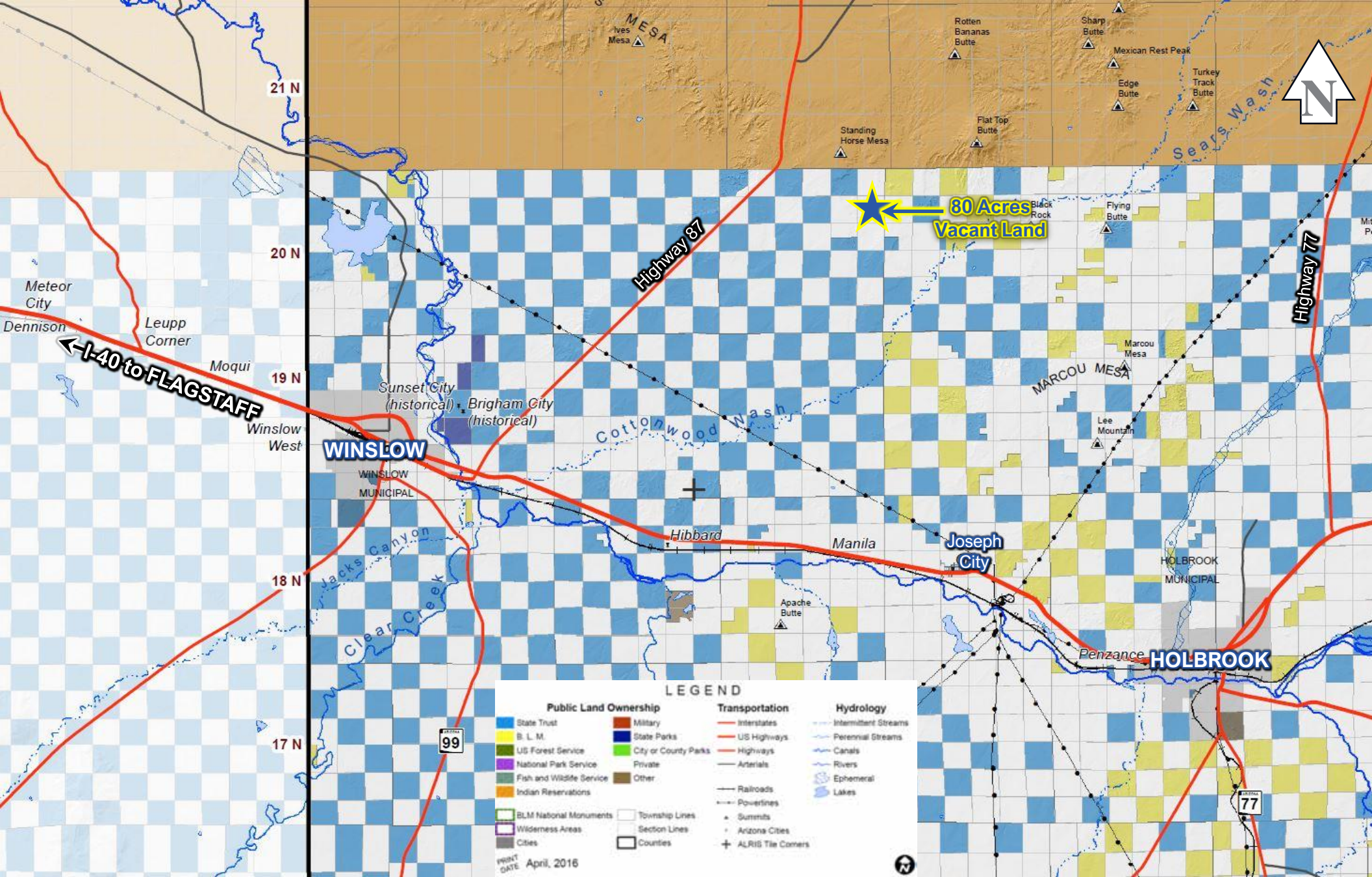


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80 Acres of Vacant Land FOR SALE
Off-The-Grid-Land T20N, R19E
Navajo County, Arizona

FOR MORE INFO PLEASE CONTACT:
Ted Knoell | ted@realtyea.com
Owner/Agent - Paul Gorraiz | paul@realtyea.com



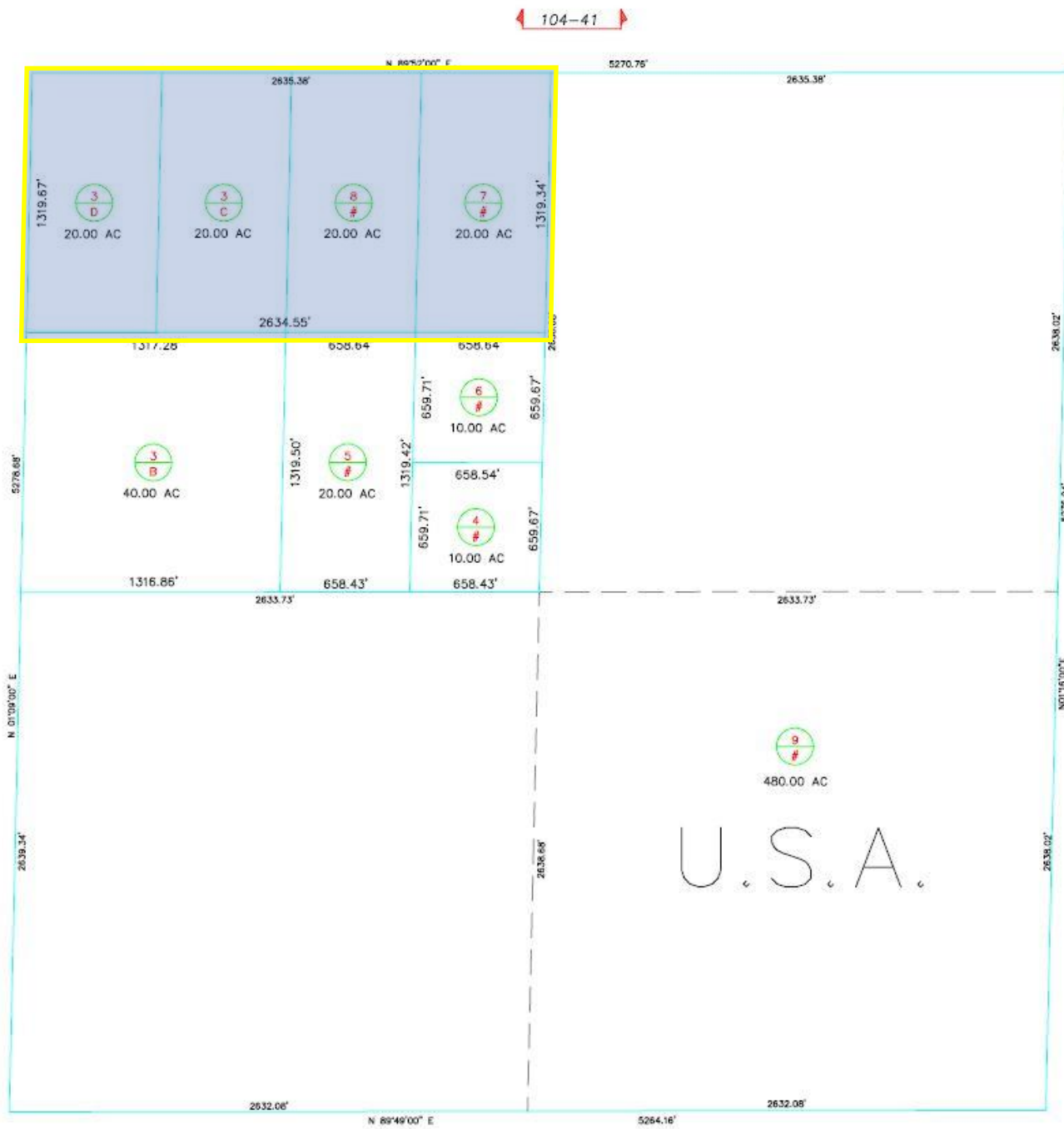
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104-90

SHEET
AREA CODE 0200
ZONING -----
OUT OF -----

AUTOCAD 12/99
REVISIONS

SPLIT 003 TO 003A & B X/75 '75"
SPLIT 003B TO 003C & 005 X/75 '75"
SPLIT 003A TO 003C, 007 & 008 X/79 '79"
SPLIT 003C TO 003C & D X/80 '80"
NEW 009 (STATE LAND) 12/09 '11"

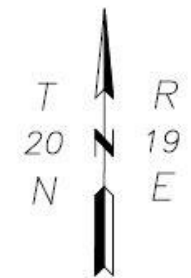


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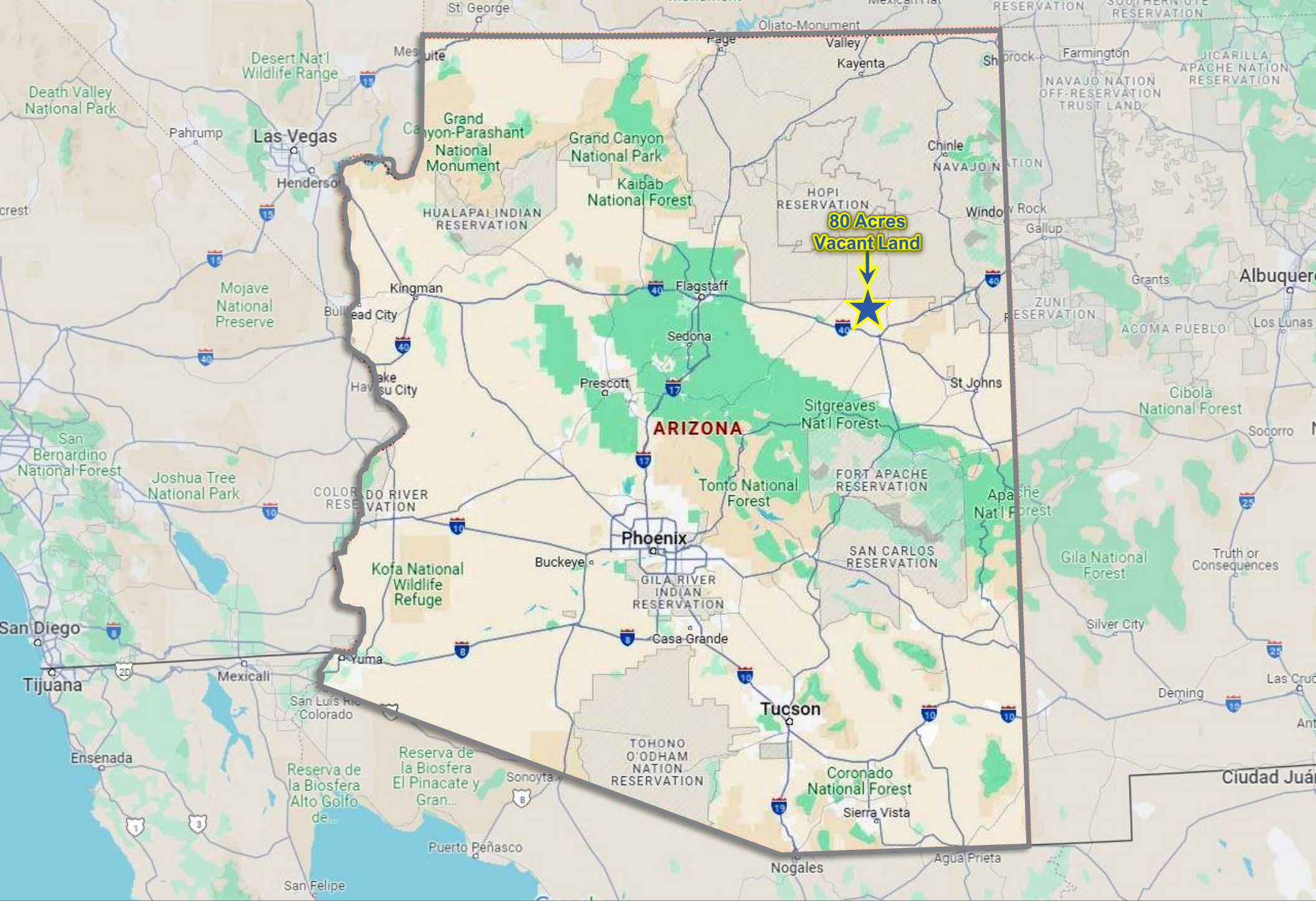
SECTION 20

SURVEY XXXX
PLAT XXXX

SCALE: 1" = 500'



ASSESSOR STAFF



Navajo County was formed on March 21, 1895, as the final act of the Territorial Assembly before it adjourned at midnight. What is now Navajo County was first included in Yavapai County, but in 1879, the area was added to the newly formed Apache County. Holbrook, the county seat, was founded in 1871.

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.

By the time it became Navajo County, the area was developed – the railroad had crossed the county for more than a decade, and North America’s third largest ranch, the Aztec Land and Cattle Company near Holbrook, had been established. Backed by Easterners, Aztec bought 1 million acres of land from the railroad at 50 cents an acre. The company – known as the Hashknife Outfit because of its brand – brought 33,000 longhorn cattle and 2,200 horses into northern Arizona from Texas. Holbrook, the county seat, was founded in 1871.

The county is divided into two distinct parts by the Mogollon Rim. The high country in the northern part of the county is arid and desert-like with empty mesas and smaller plateaus. The southern part is a rugged mountain area, heavily wooded with piñon juniper and ponderosa pine.

In the north is Kayenta, founded in 1909 as a trading post, and now the gateway to the Navajo Tribal Park at Monument Valley and a thriving Navajo community. Farther south is the Hopi Indian Reservation, which is completely surrounded by the Navajo Reservation. The Hopi Pueblo of Oraibi is one of the oldest continuously inhabited settlements in the United States.

Today, Navajo County’s principal industries are tourism, manufacturing, timber production and ranching.

Almost 55 percent of Navajo County’s 9,959 square miles is Indian reservation land. Individual and corporate ownership accounts for 30 percent; the U.S. Forest Service and U.S. Bureau of Land Management together control 9 percent; and the state of Arizona owns 6 percent.



POPULATION			
	2000	2010	2023
Arizona	5,130,632	6,401,569	7,285,370
Navajo County	97,470	107,677	107,748
<i>Incorporated Cities & Towns</i>			
Show Low	7,695	10,666	11,966
Winslow	9,520	9,666	9,019
Snowflake	4,460	5,609	6,266
Holbrook	4,917	5,055	4,877
Taylor	3,176	4,126	4,065
Pinetop	3,582	4,289	4,044

Office of Economic Opportunity

AGE DISTRIBUTION	
0-14	23.1%
15-24	14.0%
25-44	22.4%
45-64	24.8%
65+	15.7%

American Community Survey

LABOR FORCE		
	Labor Force	Unemployment Rate
Arizona	3,312,720	4.9%
Navajo County	39,276	6.5%
<i>Incorporated Cities & Towns</i>		
Show Low	4,795	4.2%
Winslow	3,578	3.0%
Snowflake	2,350	6.6%
Holbrook	2,013	2.9%
Taylor	1,624	8.4%
Pinetop	1,944	1.3%

Office of Economic Opportunity

EMPLOYMENT BY SECTOR (IN THOUSANDS)		
Education, health care & social assistance	11.3	32.8%
Arts, entertainment, food & recreation services	4.1	12.0%
Retail trade	4.1	11.9%
Public administration	3.5	10.2%
Construction	2.9	8.3%
Transportation, warehousing, & utilities	2.0	5.8%
Finance, insurance & real estate	1.4	4.1%
Other services, except public administration	1.3	3.9%
Professional, scientific, & administrative services	1.2	3.6%
Agriculture, forestry, fishing, hunting, & mining	0.9	2.7%
Manufacturing	0.9	2.5%
Wholesale trade	0.5	1.3%
Information	0.3	0.9%

American Community Survey

CONTACT INFORMATION

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

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

City of Holbrook
Phone: 928-524-6225
Website: www.holbrookaz.gov

Navajo County Economic Development
Phone: 928-524-4000
Website: www.navajocountyaz.gov

Holbrook Chamber of Commerce
Phone: 928-524-6558
Website: <http://holbrookcommerce.org>

Town of Pinetop-Lakeside
Phone: 928-368-8696
Website: www.pinetoplakesideaz.gov

Pinetop-Lakeside Chamber of Commerce
Phone: 928-367-4290
Website: www.pinetoplakesidechamber.com

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