

**Client Detail**

**List Number:** 213794



<b>Property Type</b>	Land	<b>Area</b>	Linden
<b>Land Type</b>	Residential	<b>State</b>	AZ
<b>Status</b>	Active	<b>Zip Code</b>	85901
<b>Listing Price</b>	59,000	<b>Zoning (Manual)</b>	Res
<b>Short Address</b>	957 Cheney Ranch Loop	<b>Horses</b>	No
<b>City</b>	Show Low	<b>Power Available</b>	Yes
<b>Aprx # of Acres</b>	1.07	<b>Septic Installed</b>	No
<b>Site Built</b>	Yes	<b>Sewer Available</b>	No
<b>Maintained Road</b>	Yes	<b>Sewer Installed</b>	No
<b>Manufactured Y/N</b>	No	<b>Trees on Property</b>	None
<b>Multi-Family</b>	No	<b>Water Available</b>	Yes
<b>School District</b>	Show Low	<b>HOA Dues \$:</b>	75
<b>Waterfront</b>	No		

**Virtual Tour:**

**Directions:** Hiway 260 towards Linden, R/O 1st entrance to Cheney Ranch Loop, to lot sign on left. (at corner)

**Legal:** Cheney Ranch U5L8

<b>Co-Broke</b>	Yes	<b>Assessments</b>	No	<b>Approx Lot SqFt:</b>	46,609
<b>Limited Service:</b>	No	<b>Additional Parcel Numbers</b>	No	<b>Assessor #</b>	409-25-208
<b>DOM/CDOM:</b>	243/243	<b>HOA Dues \$</b>	75	<b>Subdivision/Neighborhood</b>	Cheney Ranch
<b>Original List Price</b>	59,000	<b>Dues Frequency</b>	Annually	<b>County</b>	Navajo
<b>List Price/Acre</b>	55,140.19	<b>HOA Y/N</b>	Yes		
		<b>Tax Year:</b>	2016		
		<b>Taxes:</b>	486.96		
		<b>Short Sale:</b>	No		
		<b>REO:</b>	No		
		<b>Limited Service:</b>	No		

**Features**

<b>Owner Will Sell</b> Cash, Conventional, Owner May Carry	<b>Deed Restrictions</b> Homeowners Association, Site Built Only	<b>Vegetation</b> Juniper/Pinon, Meadow, Mixed	<b>Location</b> Corner
<b>Documents</b> CC&Rs, Deed Restrictions	<b>Utilities</b> Electric, Telephone, Water, Electric Service Provider: Navapache Electric, Water Service Provider: White Mountain Water	<b>Terrain</b> Level, Sloping	<b>Homeowners Assn.</b> Mandatory
	<b>Property Boundary</b> Wood Fence	<b>Road Maintenance</b> County, Street Paved	

**Financial Info**

**Public Remarks and Agent Remarks**

**Public Remarks:** AWESOME CORNER LOT IN POPULAR CHENEY RANCH. UNDERGROUND UTILITIES, NEEDS A SEPTIC. NICE KNOLL AT BACK OF PROPERTY FOR A BEAUTIFUL GAZEBO AREA. GOOD FLAT BUILDING AREA IN FRONT. SELLERS WILL CONSIDER A CARRY. WE HAVE GFREAT BUILDER RECOMMENDATIONS FOR PROSPECTIVE BUYERS. OWNER/AGENT AND PRINCIPAL. ACCESS TO NATIONAL FOREST!! THIS IS A WONDERFUL HOMES ONLY NEIGHBORHOOD OUTSIDE OF SHOW LOW.



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