



<b>Lot Type:</b>	Res/Agri	<b>Cross Street:</b>	S Martin Dr
<b>Total # Lots:</b>	1	<b>County:</b>	Mohave
<b>Apx Lot Dim:</b>	irreg 156 X 251 X184 X 167	<b>Area:</b>	Yucca Area
<b>Lot SqFt:</b>	48,352	<b>Subdivision/Community:</b>	Lake Havasu Estates
<b>List</b>	6,171.17	<b>Front Exposure:</b>	North
<b>Price/Acre:</b>		<b>Road Frontage Feet:</b>	156
<b>Acres:</b>	1.11	<b>Zoning:</b>	M-A-R Agricultural Residential

**Lot Description:** Horses Allowed; Level to Street; Livestock OK; Res Ag; View-Mountains; View-Panoramic

**Water:** Haul

**Sewer:** Septic System Required

**Road Access/Maint:** Access-Paved Road; Access-Unpaved Road; Maintained-Private; Non-Maintained

**Terms:** Cash; Conventional

**Special Information:** Owner/Licensee

**Utilities:** Water Delivery Service

**Fencing/Improvements:** None

**Restrictions:** Mobile Home Ok

**Public Remarks:** LAKE HAVASU ESTATES UNIT 13 is a renewed project of 1-1.5 acre parcels in Yucca, AZ. These AG/RES lots make great horse property! Location offers panoramic mountain views and amazing desert beauty in a quiet setting. Perfect property if you enjoy off roading, camping, stargazing and peace & quiet. Come choose your desert oasis homesite off paved Alamo Rd and county maintained Knox Rd, just 6 miles from I-40 exit 25. Get away from it all where the Mohave Desert meets the Sonoran Desert in the foothills of the Hualapai Mountains. Build a homestead with a tiny home, cabin, barndominium, whatever you want! No restrictions or HOA and surrounded by sections of Federal land off roading and exploring. Off-Grid freedom is calling! Buyer must view the property before purchase. Follow directions provided and use GPS coordinates (34.815515, -114.013726) to verify parcel location while on site.

OWNER/AGENT

**Directions:** I-40 Exit 25 Alamo Rd S to left on Knox Dr to right on Martin Dr. Right on Mission Rd (2nd St) Property on Left, 2 parcels down, Lot marker 135

**Assessments:** No

**HOA:** No

**Leased Land:** No

**Parcel ID:** [244-09-135](#)

**Tax Yr:** 2024

**Taxes:** 19

**Tract:** 1120

**Block:** 9

**Lot:** 8

**Flood Plain:** No

**Possession:** Close Of Escrow

**Twp:** 17N

**Sec:** 31

**Listing Courtesy of:**

Holley Land & Luxury Group

Long River Realty





