



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	301-28-086
Lot Count:	1
Account # or GEO #:	R000071642
Property Address:	25430 W Fort Rock Rd, Seligman, AZ 86337
County:	Yavapai
State:	Arizona
Lot Number:	Lot 79
Legal Description:	BRIDGE CANYON COUNTRY EST #1 LOT 79
Parcel Size:	1.12 Acres
Subdivision:	BRIDGE CANYON COUNTRY ESTATES
Approximate Dimensions:	277.10 feet North 383.11 feet east 19.21 feet South 288.64 feet West
GPS Center Coordinates (Approximate):	35.331232, -112.928001
GPS Corner Coordinates (Approximate):	35.331593, -112.928273 35.331394, -112.927374 35.330804, -112.928432 35.330818, -112.928497
Google map link:	https://goo.gl/maps/ZULqzCK7ZN5Aq6557
Elevation:	5262.5 feet
Market Value:	\$14,400
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1O8mkbZPb1ytd_3XZEOImpouruVzyDniM/view?usp=share_link
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Henderson, Nevada - 2 hr 27 min (166 miles)
If No Address or 0 address: Closest Property with Numbered Address	
Closest small town:	Seligman 6 min (3.2 miles)
Nearby attractions:	Grand Canyon Caverns 22 min (22.7 miles) Dinosaur Crossing 23 min (23.2 miles) Route 66-Seligman 5min (3.3 miles) Ash Fork Route 66 Museum 28 (28.1) World Largest Route 66 Sign 4 min (2.7 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(928) 771-3220
Treasurer Website	Link
Treasurer Contact	(928) 771-3233
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(928) 771-3244
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(928) 639-8151
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(928) 583-1000
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RCU-2A
Terrain type? (Is it flat /slope/etc)	Slope

Property use code?	N/a
Is the land cleared? (Yes/No)	Yes
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Need to survey the property
What can be built on the property? (Different types of homes that we can build on the lots.)	You can build a Site built home, Manufactured home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
	<p>Temporary occupancy of one (1) travel trailer or RV as defined in Section 301 (Definitions) on a lot without a primary use must meet the following standards.</p> <ol style="list-style-type: none"> 1. Lot size of two (2) acres or more. 2. Occupancy limited to ten (10) consecutive days 3. Frequency may not exceed three (3) times per calendar year with a minimum of thirty (30) day intervals between stays. 4. Occupancy limited to property owner. rental is prohibited. 5. Travel trailer or RV must be serviced by an approved on-site waste-water system or be fully self-contained 6. Travel trailer or RV may not be connected to any utilities 7. Unit must meet the same setbacks applicable to a primary residence 8. Unit may only be stored on the lot during occupancy term. No storage of non-occupied travel trailers or RV is allowed
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	After a primary use has been established you can store an RV on the property per Yavapai County ordinance.
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Manufactured homes are allowed and must go through the permitting process.
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yavapai county does not allow tiny homes for residential use (Pre-manufactured homes originally on a trailer); these are classified as RV's. Pre-manufactured sheds or any shed is not allowed for residential use.
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	Restrictions would be for total lot coverage. Max lot coverage is 5%

county)	
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	2 stories max. 30 feet tall max height.
What are the setbacks of the lot?	Front and Rear 50 ft from the property line, Side 25ft fromr the property line
What is the minimum lot size to build on the property?	2 acres
Is there any time limit to build?	2 years once we get the permit, need a inspection every 6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the floodzone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone D
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
If YES... (Put the company name and the phone number of the provider)	N/A
If it's in the area (Put the street name where the main water line is located.)	N/A
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area	Would need to have a water tank or Hauled water

where the property is located.)	
How much will it cost (setup cost) to have water connection?	None
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	R-Diamond Septic & Excavation - +19288308519
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have sewer connection or septic installed?	Would need to know what type/size of the septic system
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Electric pole near W old 66
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Nearest electric company; Hualapai Tribal Utility Authority - +19287691314
How much will it cost (setup cost) to have power connection?	Buyer needs to gather information
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Would need to have propane tank
For waste.... Will the county or city pick up the trash?	None
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Property owner is responsible for the waste
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties	

or representations about the land, its condition, or what can be built on the property.