

For Sale
Bell Donald D.
Family Trust Land



13 Miles to I-40

Parcel 1	Parcel 2
38.81	39.58

±77.89 Acres South of I-40 & Anvil Rock Road

Seligman, AZ 86337

For more information:
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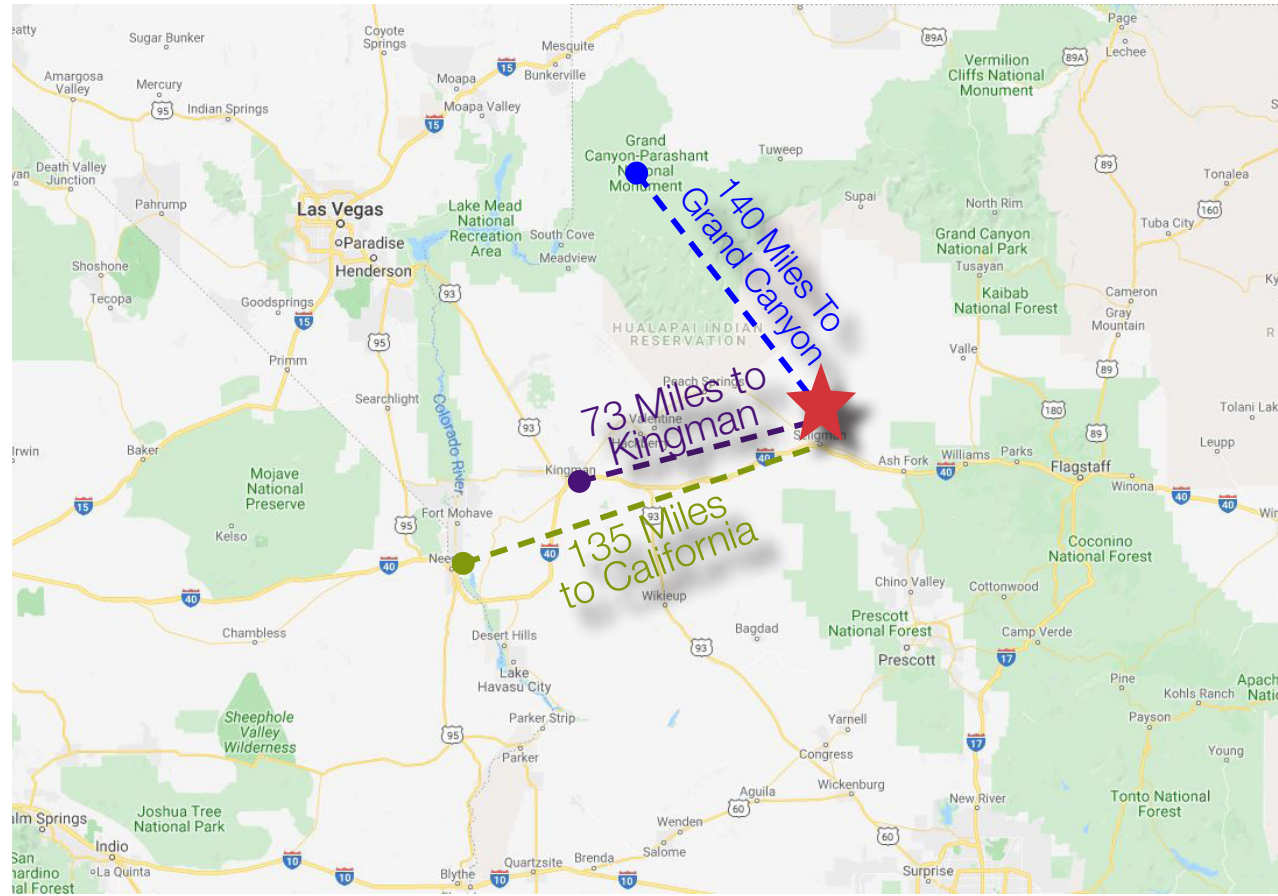
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Property & Location Highlights

- ±77.89 acres for sale
- Vacant ranch land
- Current zoning: RCU-2A (Residential; Single Family, Rural)
- Close Proximity to I-40 & the Grand Canyon
- Excellent ingress & egress to and from I-40



MAJOR PRICE REDUCTION!

Sale Price: ~~\$800,000.00 (\$10,270/AC) (\$.235/SF)~~ \$155,780.00 (\$2,000/AC) (\$.05/SF)

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Seligman, Arizona

Seligman was originally a railroad town encampment named Prescott Junction, Seligman was officially named in 1886 after Jesse Seligman, a railroad financier. Located in beautiful Northern Arizona between Flagstaff and Kingman, Seligman is now internationally known as an iconic Route 66 town.

Seligman successfully made the transition from railroad town to Route 66 town, however when Seligman was bypassed by Interstate-40 in 1978, it suffered a devastating economic blow. Eventually Seligman would use this setback as a catalyst to make a name for itself. In 1987, Seligman gained its name “Birthplace of Historic Route 66” due to the efforts of Seligman residents, most notably Angel Delgadillo, the Seligman barber who convinced the State of Arizona to dedicate Route 66 a historic highway.

Now travelers from all over the world come to visit Seligman to see the Route 66 town that fought for the rebirth of the nostalgic road. Seligman sits at the beginning of the scenic drive that is the longest remaining stretch of Route 66 in the United States. Other nearby scenic locations include Supai, the Grand Canyon, and the Prescott, Kaibab, and Coconino national forests.

“Birthplace of Historic Route 66”



<u>Demographics</u>	7 Mile	10 Miles	15 Miles
Population:	233	415	1,242
Average HH Income:	\$52,604	\$52,465	\$52,462
Daytime Employment (# of Businesses):	1	8	55
Consumer Spending Apparel & Services):	137,361	267,516	789,572

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