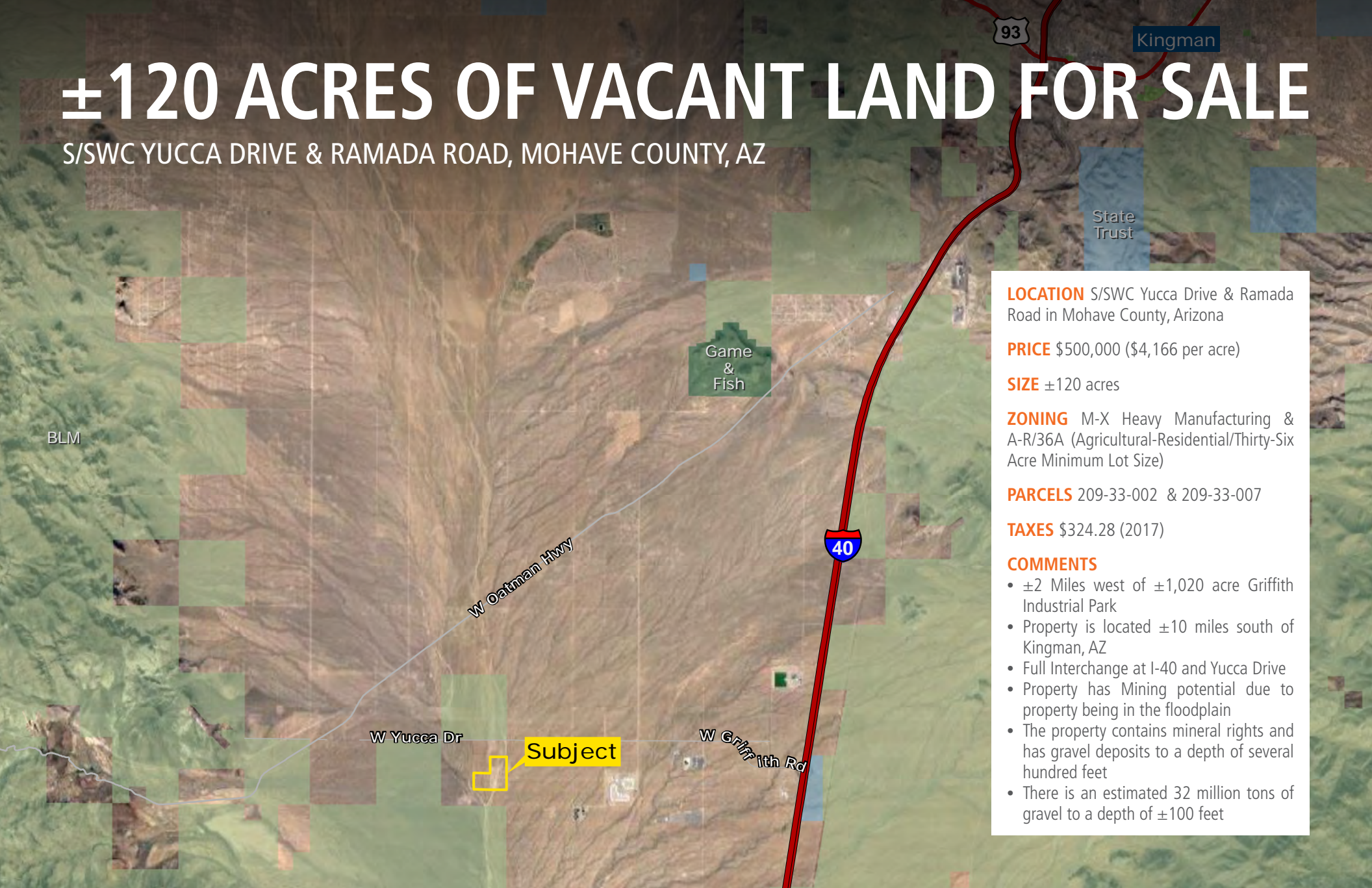


±120 ACRES OF VACANT LAND FOR SALE

S/SWC YUCCA DRIVE & RAMADA ROAD, MOHAVE COUNTY, AZ



LOCATION S/SWC Yucca Drive & Ramada Road in Mohave County, Arizona

PRICE \$500,000 (\$4,166 per acre)

SIZE ±120 acres

ZONING M-X Heavy Manufacturing & A-R/36A (Agricultural-Residential/Thirty-Six Acre Minimum Lot Size)

PARCELS 209-33-002 & 209-33-007

TAXES \$324.28 (2017)

COMMENTS

- ±2 Miles west of ±1,020 acre Griffith Industrial Park
- Property is located ±10 miles south of Kingman, AZ
- Full Interchange at I-40 and Yucca Drive
- Property has Mining potential due to property being in the floodplain
- The property contains mineral rights and has gravel deposits to a depth of several hundred feet
- There is an estimated 32 million tons of gravel to a depth of ±100 feet

Chad T. Russell, P.C. | crussell@landadvisors.com Capri Barney | cbarney@landadvisors.com

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMohave192954-2.27.18

REGIONAL MAP

Chad T. Russell, P.C. | Capri Barney | 480.483.8100 | www.landadvisors.com



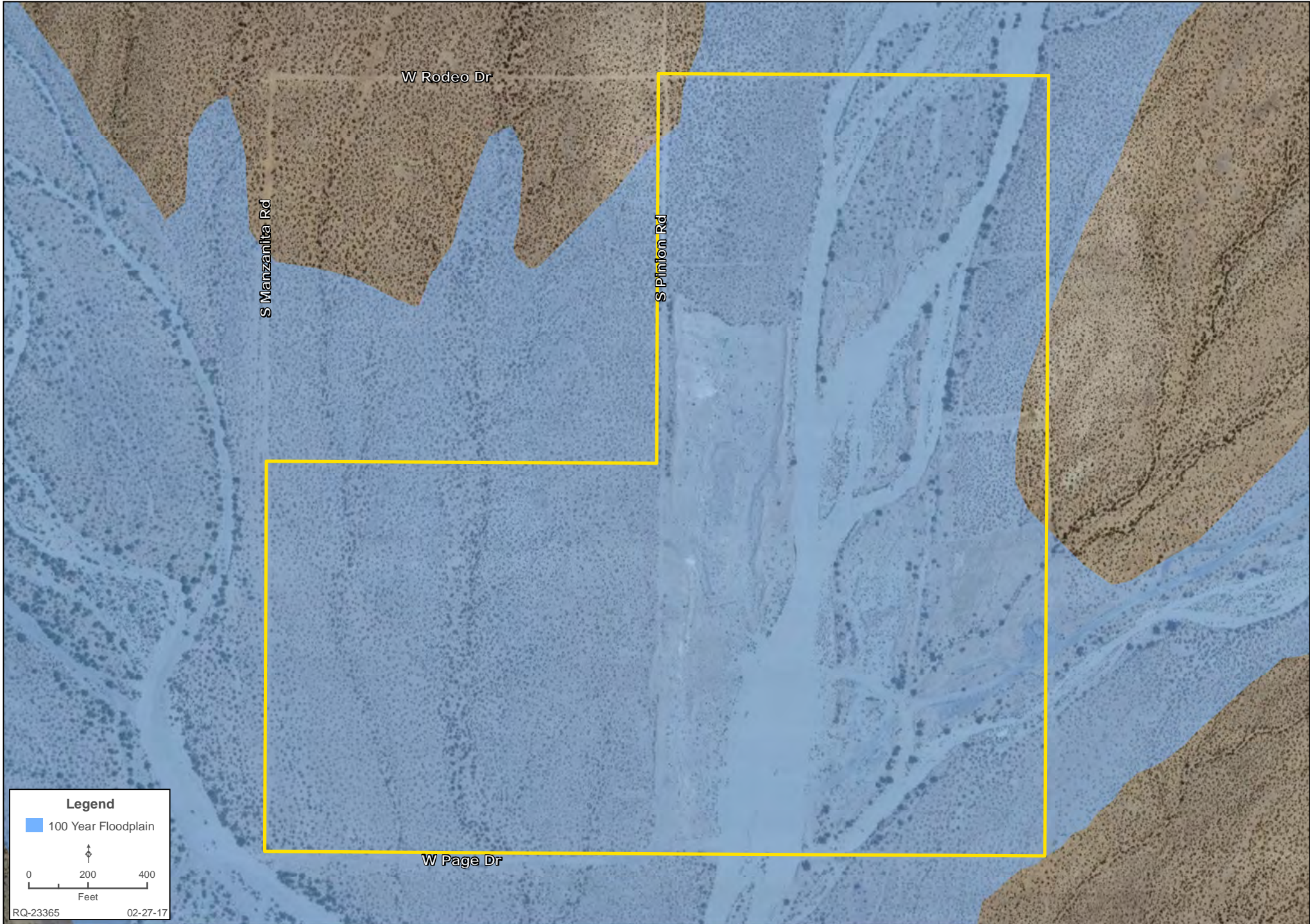
SURROUNDING AREA MAP

Chad T. Russell, P.C. | Capri Barney | 480.483.8100 | www.landadvisors.com





PROPERTY DETAIL MAP

Chad T. Russell, P.C. | Capri Barney | 480.483.8100 | www.landadvisors.com



Legend

-  100 Year Floodplain



0 200 400
Feet

RQ-23365 02-27-17