

REFERENCE NUMBER: CCAZ-0002

LOCATION & SIZE

County, State: Coconino County, Arizona

Lot Size: 1.07 Acre

Nearest Town: Williams

Street Address: 2495 S. Sierra Way

Zip Code: 86046

Latitude & Longitude: Center: [35.62140,-112.11880](#)
NW: [35.62160,-112.11930](#)
NE: [35.621260,-112.11830](#)
SW: [35.62120,-112.11930](#)
SE: [35.62120,-112.11830](#)

LEGAL INFORMATION

Legal Description: Grand Canyon aka Canyon Vista Townsites, Unit 4, Block D, Lot 5

Parcel Number: 50121025

Account Number: R0046607

Annual Taxes: \$19.00

ACCESS & UTILITIES

Legal Access: Yes

Access Road: Sierra Way

Access Condition: Well-Maintained Dirt Gravel Roads

Access Frontage: 155 Feet (Western Boundary)

Power:	Solar or Alternative
Phone:	Mobile or Satellite
Water:	By Well or Storage Tank
Sewer:	Septic/Alternative

ZONING & RESTRICTIONS

Zoning:	AR - Agricultural Residential Zone (Click Here)
HOA:	None
Covenants, Conditions & Restrictions:	None
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	Yes - Insured Through Pioneer Title
Conveyance Document:	Warranty Deed
Suggested Type Of Closing:	Title/Escrow
Doc Prep Fee:	Waived

MISC

Cabin: The subject property boasts a 12 x 16 cabin. The cabin has five rectangular windows - two facing south, two facing east, one facing north - and two hexagonal windows at the top of the east and west A-frames. It has been partially insulated with additional insulation and dry wall left over. There are a few additional cleaning and building supplies in the cabin as well as a gas grill, table and ladder found

outside. As Hemingway Land buys properties "As Is" and sells our properties "As Is" all of these items will be included in the sale of the land and become the property of the new owner.

Access Code: It should be noted that the cabin is secured with a lock that can be opened via access code. Whoever purchases the property will be provided with that access code.

Property Boundary Markers: Property boundary markers can be found marking the corners of this parcel (see photos in the gallery at the bottom of this page). This can be a significant benefit to anyone purchasing the land as you will not have to incur the cost of an expensive survey.

Topography: Like most of the land in this subdivision, the subject property consists of a level terrain which should be easy to park, camp and build on. Additionally, while the property is largely clear of vegetation, this part of Arizona does boast quite a bit of juniper trees, pinyon and ponderosa pines, further making the surroundings quite scenic.

HELPFUL LINKS

Coconino County Assessor's Office Assessor's Office (928) 679-7962 ([Click Here](#))

Coconino County Planning & Zoning (928) 679-8850 ([Click Here](#))

Coconino County Zoning Ordinance ([Click Here](#))

Arizona Public Service (602) 371-7171 ([Click Here](#))

Arizona Department of Water Resources (602) 771-8500 ([Click Here](#))

Coconino County Dept. of Health Services, Environmental Quality Division (928) 679-8850 ([Click Here](#))

Arizona Game & Fish Department (602) 942-3000 ([Click Here](#))

NEARBY TOWNS

Williams: 33 miles (37 min)

Flagstaff: 48 miles (56 min)

Ash Fork: 51 miles (54 min)

Sedona: 81 miles (1 hr 45 min)

Prescott: 102 miles (1 hr 48 min)

Kingman: 146 miles (2 hr 19 min)

Phoenix: 203 miles (3 hr 5 min)

Las Vegas, NV: 253 miles (3 hr 57 min)

NEARBY ATTRACTIONS

Grand Canyon National Park [Click Here](#)

Coconino National Forest [Click Here](#)

Lake Powell [Click Here](#)

Glen Canyon [Click Here](#)

Kaibab National Forest [Click Here](#)

Arizona Snowbowl [Click Here](#)

Wupatki National Monument [Click Here](#)

Sunset Crater Volcano [Click Here](#)

Walnut Canyon [Click Here](#)

Lowell Observatory [Click Here](#)

Arboretum at Flagstaff [Click Here](#)

Meteor Crater [Click Here](#)

Slide Rock State Park [Click Here](#)

