Land & Investments

#### MOHAVE COUNTY, ARIZONA



- <u>Location:</u> Northwest of and adjacent to I-40 at the intersection of the Oatman Highway and Old Crooks Road, Southwest of Kingman, Ariz.
- □ *APNs*: 301-06-020, 022, 027, 030
- □ *Size:* +/- 88.13 AC
- □ Zoning:
  - □ 020: CMO/10A
  - □ 022: C-2/16A
  - □ 027: CMO/10A
  - □ 030: AR
- □ Price:
- ☐ **Property Taxes:** \$8,031.50 (2014)
- □ *Ownership:* Fee Simple
- □ Comments:
- 2,350 frontage feet along Oatman Road
- Off-site utilities in place include power, fiber optic and telephone
- Additional utilities include 3 onsite ADWR registered wells and multiple
- Onsite septic systems
- Improved site with multiple buildings totaling 25,308 SF
- Owned and formerly operated by Sunshine Concrete (closed in 2013)
- The property consists of a resource in place of ±820,000 tons of gravel

+/- 88.13 AC COMMERCIAL LAND | MOJAVE COUNTY, AZ

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# KINGMAN PIT

## MOHAVE COUNTY, ARIZONA







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### **Property Photos:**









