

AFFIDAVIT

Comes now, your affiant, ANN PETTIT, and upon her oath, states and alleges as follows:

1. That your affiant has been an Arizona licensed realtor continuously since 1984 and a licensed real estate broker continuously since 1988.

2. That your affiant has been actively pursuing her profession in the Bullhead City, Fort Mohave and Mohave Valley marketplace since 1984.

3. That your affiant, as the owner and broker of record at U.S. Southwest, has had over time multiple licensed associate real estate agents and/or associate brokers with U.S. Southwest, and there are currently 50 licenses directly associated with your affiant's three office locations all in accord with the attached **Exhibit A** to this Affidavit. U.S. Southwest is either the largest or certainly one of the largest real estate brokerage firms in Mohave County, Arizona.

4. That commencing in approximately 1990, your affiant has listed, either personally or with agents working in your affiant's offices, many undeveloped residential lots in Desert Lakes Golf Course & Estates, specifically including Tract 4076-B.

5. That from at least the early 1990s, your affiant and your affiant's licensed realtors have advertized their client's unimproved and listed lots in all Desert Lakes Golf Course & Estates tracts, including Tract 4076-B, and consistently utilized the standard real estate sale signs, with and without riders, and posted the subject signs on our customers/clients' lots, all in conformity with other real estate office listings in the Desert Lake Golf Course & Estates area.

6. That your affiant and affiant's office has for not less than 20 years last past utilized signs in many residential projects including most if not all of the various Desert Lakes Golf Course & Estates tracts, specifically including Tract 4076-B. The subject signage where the lot owner is a builder and/or developer who provides their "will build to suit" sign of appropriate size and your affiant's real estate firm provides a rider for additional contact information. Such signs including riders are within the standard regarding signage measurements allowed by applicable Mohave County or Bullhead City Code Ordinances. (See, **Exhibit B**, letter to Plaintiff from ADRE regarding signage issue being a Mohave County sign ordinance issue. See also, Mohave County's interpretation of Mohave County's ordinance **Exhibit C**.)

7. That during the entire time hereinabove referenced (1990-present), your affiant is aware of real estate firms having listed unimproved lots throughout the various Deserts Lakes Golf Course & Estates subdivisions, including Tract 4076-B, have consistently advertized the listed lots availability by installing a standard real estate sign thereon.

8. That your Affiant is unaware of any objections to this process over the past approximate 30 years until July of 2019 when, amongst other things, a person by the name of Nancy Knight complained of this process to the Arizona Department of Real Estate who referred her to the Mohave County Ordinance Enforcement.

Affidavit of Ann Pettit (continued)

9. That your affiant attaches hereto examples of various unimproved lots in Desert Lakes Golf Course & Estates, including Tract 4076-B, that your affiant has been able to recover from past records dating back to 2003 that included signage located thereon. See **Exhibit D** attached.

10. That your affiant is aware that in 2009, the Arizona State Legislature passed a law prohibiting the enforcement of CC&R provisions that include sign restrictions and authorizing use of a standard size real estate sign not to exceed 18" x 24" along with a rider not to exceed 6" x 24" on all residential lots within the State.

11. That your affiant is and has been a member of the Bullhead City Planning & Zoning Commission and is familiar with general zoning and residential construction issues.

12. That your affiant has handled real estate transactions either as the real estate agent or agent's broker between 1984 and the present that have included a minimum of many unimproved residential lots, including many Desert Lakes Golf Course & Estates lots, specifically including Desert Lakes Golf Course & Estates Tract 4076-B.

13. That many of Desert Lakes Golf Course & Estates Tract 4076-B lots are in the range of 7,000 square feet, typically measuring 70 feet x 100 feet, and many 60 feet x 100 feet.

14. That Mohave County is the permitting jurisdiction through its building and planning departments. The SDR (Special Development Residential) zoning in Tract 4076-B requires a front and rear yard setback minimum of 20 feet and side yard setback of 5 feet leaving a typical residential structure envelope of 60 feet x 60 feet for a 70 feet x 100 feet lot, and a 50 feet x 60 feet pad for a 60 feet x 100 feet lot.

15. Mohave County regulations for SDR zoned properties allow the projection of a covered patio a distance of 50% of the applicable rear yard setback which in the case of Desert Lakes Golf Course & Estates Tract 4076-B would allow a covered patio to extend to within a distance of 10 feet from the rear yard property line.

16. That your affiant is of the opinion that should the owners of the remaining minimum number of undeveloped lots in Desert Lakes Golf Course & Estates Tract 4076-B be prohibited from building out their lots in accord with their typical neighboring existing homeowners, the value of these unimproved lots will be severely reduced and the remaining unimproved lots in Tract 4076-B will become much more difficult to market and the anticipated market value of these lots will be adversely affected.

17. That although your affiant has been actively involved in marketing real estate in the area of Desert Lakes Golf Course & Estates since the point in time of these subdivisions development, your affiant is unaware of any entity, person or association of any type that has been in existence over the past approximate three decades that reviews, approves, regulates, or oversees the construction of homes, improvements, architecture, design, plot plans, fencing, signage, size, setbacks, or any development issues of any type regarding Deserts Lakes Golf Course & Estates Tract 4076-B other than the standard requirements attributable to Mohave County's Zoning Ordinance and the applicable Building Code adopted by Mohave County, currently International Residential Code (2012 Ed.).

Affidavit of Ann Pettit (continued)

18. That your affiant and the real estate sales community doing business in the geographical area of the various Desert Lakes Golf Course & Estates Tracts, including Tract 4076-B, have found that these properties, without an active homeowners association, are more desirable to many people and hence, have become more valuable in the marketplace. See **Exhibit E** attached.

Further, your affiant sayeth not, this 30 day of October, 2019.


Ann Pettit

STATE OF ARIZONA)
) ss.
COUNTY OF MOHAVE)

SUBSCRIBED AND SWORN TO before me, the undersigned officer, this 30th day of October, 2019, by Ann Pettit, known or proved to me to be the person whose name is subscribed in the within instrument and acknowledged that she executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.


Notary Public,
My Commission Expires: 12-1-2019



Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

Affidavit of Ann Pettit

EXHIBIT A



Entity

The following information was retrieved from the Department's database at 9/24/2019 2:23:21 PM. The information presented reflects the database records at the time of your inquiry; however, it will not reflect pending updates which are being processed by the Department.

Legal Name: US SOUTHWEST, L.L.C.

Business Name: US SOUTHWEST

License Number: LC514790000

License Status: Active

License Type: Real Estate Limited Liability

Original License Date: 2/5/1999

Expiration Date: 6/30/2020

Business Address: 3767 HIGHWAY 95
BULLHEAD CITY, AZ 86442

Mailing Address: 3767 HIGHWAY 95
BULLHEAD CITY, AZ 86442

Phone: (928) 763-2288

Designated Broker: PETTTI, ANN

Branch Manager: None

Online System Registration

This company is registered with the Department's Real Estate Licensing web site for processing online transactions. Licensees employed at this company can renew their license online. A licensee not employed at this company can make a request to be hired by the broker.

Employees

License Number	Name	Employment Type	Hire Date	Expire Date
SA566034000	ALEGRIA, SALAJI	Salesperson	8-6-2015	8-31-2021
SA104525000	BARTEE, SANDRA	Salesperson	9-13-2019	7-31-2021
SA679138000	BARTON, CHRISTINA	Salesperson	6-15-2018	6-30-2020
BR538986000	BRANCH, MONICA	Associate Broker	7-2-2018	1-31-2021
SA536897000	BRASHER, STEVEN	Salesperson	4-4-2014	10-31-2020
BR570254000	BRIESEMEISTER, LOIS	Associate Broker	2-21-2014	2-29-2020
SA549674000	CADREAU, DANA	Salesperson	1-15-2019	4-30-2020
SA648673000	CAVANAUGH, LINDA	Salesperson	7-23-2013	7-31-2021
SA669449000	CLARK, MARK	Salesperson	1-31-2017	1-31-2021
SA670267000	CLARK, MARY BETH	Salesperson	3-15-2017	2-28-2021
SA658809000	DEVINE, KELSEY	Salesperson	6-12-2015	6-30-2021
SA514270000	FAHLEY, PETRA	Salesperson	10-14-2014	12-31-2020
BR575836000	FAHEY, MICHAEL	Associate Broker	2-24-2015	2-29-2020
SA663989000	FAUJES, NICHOLAS	Salesperson	6-27-2016	6-30-2020
SA573368000	FERRER, MARGARET	Salesperson	7-1-2013	3-31-2020
SA681167000	FLETCHER, CRYSTAL	Salesperson	6-25-2019	12-31-2020
SA662570000	GONZALEZ, LETICIA	Salesperson	4-18-2016	2-29-2020
BR037624000	GREEN, DLBORAH	Associate Broker	9-5-2012	4-30-2020
SA665398000	HAMMOND, LYNN	Salesperson	9-20-2016	9-30-2020
SA531352000	HIAU, CHRISTINE	Salesperson	2-2-2018	1-31-2020
SA676734000	HENSLEY, YVETTE	Salesperson	2-2-2018	1-31-2020
SA664421000	HOLDEN, SARA	Salesperson	9-11-2018	7-31-2020

License Number	Name	Employment Type	Hire Date	Expire Date
SA679689000	IRWIN, KRISTINA	Salesperson	8-26-2019	7-31-2020
SA680917000	LAURENZA, ANTHONY	Salesperson	10-23-2018	10-31-2020
SA549984000	LIVINGSTON, KONRAD	Salesperson	10-14-2014	3-31-2020
SAG28924000	MCCUTCHEN, SAMUEL	Salesperson	10-4-2014	9-30-2020
SA661272000	NEITZKE, ROBERT	Salesperson	11-10-2015	11-30-2021
SAG25254000	NUNEZ, XAVIER	Salesperson	2-28-2008	2-29-2020
BR007248000	▶ PETTIT, ANN	Designated Broker	2-5-1999	6-30-2020
SA552478000	PIERCE, BECKY	Salesperson	6-24-2014	8-31-2020
SA681390000	POWERS, TAMARA LORI	Salesperson	6-7-2019	11-30-2020
SAG78838000	PRYOR, RODNEY	Salesperson	6-5-2018	6-30-2020
SAG62997000	RAMSEY, PEGGY	Salesperson	12-14-2018	2-28-2021
SA652013000	RLAGAN, NICOLINA	Salesperson	5-19-2017	3-31-2020
SA545749000	RING, TAMARA	Salesperson	11-12-2015	11-30-2019
SA533531000	RITTERHOUSE, KATHERINE	Salesperson	7-27-2017	5-31-2020
SAG73821000	ROBERTSON, PEGGY	Salesperson	9-11-2017	9-30-2021
SA519214000	ROVNO, JUDITH	Salesperson	5-9-2017	11-30-2019
SAG10423000	RUSSELL, TIFFANY	Salesperson	3-19-2010	3-31-2020
BR563326000	SHARP, KATHERINE	Associate Broker	6-8-2015	1-31-2020
SA676545000	SMITH, DIVINA	Salesperson	2-13-2018	2-29-2020
SA509955000	STAYNAR, JOHN	Salesperson	11-17-2014	4-30-2020
SA674919000	STIDHAM, BRANDON	Salesperson	5-25-2018	10-31-2019
SAG46967000	STOJACK, LINDA	Salesperson	4-10-2013	4-30-2021
SA673692000	SWAGGER, CHERYL	Salesperson	9-20-2017	9-30-2019
SAG38548000	THOMAS, SANDRA	Salesperson	10-7-2011	10-31-2021
SA545686000	TRUEMAN, VERA	Salesperson	6-1-2009	10-31-2021
SAG84941000	VOIGHT, BEAU	Salesperson	7-18-2019	4-30-2021
SA658896000	WALSH, WILLIAM	Salesperson	3-1-2019	6-30-2021
SAG60992000	WALSH, GRACE	Salesperson	11-1-2017	10-31-2019
SA528519000	WHEELER, BRENDA	Salesperson	10-27-2017	10-31-2021

Offices

License Number	Status	Address	City	Zip	Branch Manager
LC514790000	Active	3767 HIGHWAY 95	BULLHEAD CITY	86442	
LC514790001	Active	5890 SOUTH HIGHWAY 95, SUITE B	FORT MOHAVE	86426	SHIMPA, ELAINE
LC514790002	Active	4470 HIGHWAY 95 SUITE 7	FORTMOHAVE	86426	JAMNEJAD, AZAR

Complaints

There are currently 0 open complaints at the Department. Open complaints represent unproven allegations. Upon investigation many complaints are found to be without merit and dismissed. **Open complaints are confidential and no information concerning them is available for release.**

Disciplinary Actions

File Number	Order Type	Order Date
No records to display.		

The Department makes every reasonable effort to ensure that all information contained in our databases is accurate. However, typographical and other errors may be present. The Department of Real Estate cannot guarantee the accuracy of the data provided on this web site and all information obtained shall be used at the sole risk of the user. The Department of Real Estate and the State of Arizona accept no liability and shall be held harmless by the user of the data obtained through this web site for any loss or damage that results from the use of the data.

Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

Affidavit of Ann Pettit

EXHIBIT B



Arizona Department of Real Estate (ADRE)
Auditing and Investigation Division
www.azre.gov
100 North 15th Avenue, Suite 201, Phoenix Arizona 85007

DOUGLAS A. DUCEY
GOVERNOR

JUDY LOWE
COMMISSIONER

September 9, 2019

NANCY KNIGHT
1803 E. LIPAN CIRCLE
FORT MOHAVE, AZ 86426

Re: Case #C19-000660 -- Complaint filed against ANN PETTIT

Dear Ms. Knight:

The Department of Real Estate reviewed your complaint against ANN PETTIT.

The investigation determined that the signage in the photo you provided is the Developer's sign, not US Southwest's sign. The sign shows the Developer's name, phone number and the verbiage, "Build to Suit." The sign identified US Southwest as the real estate broker who conducts Sales and Marketing for the developer; however, the sign does not state the property is for sale or lease. If the sign is a violation of county ordinances, the county is the appropriate entity to address the issue of the developer's signs.

The Department has sole discretion in determining that closing the investigation and taking no disciplinary action against the licensee(s) is appropriate. The Department's decision to close an investigation may not be appealed.

Sincerely,

Wayne L. Jackson | W.L.J.

Senior Investigator

cc: file

Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

Affidavit of Ann Pettit

EXHIBIT C

From: Nancy Personal Mail [<mailto:nancy@thebugle.com>]
Sent: Monday, July 08, 2019 8:52 AM
To: Jenny Nelson <Jenny.Nelson@mohavocounty.us>
Subject: Commercial Signage on Residential lots

Hello Jenny,

Karl Taylor advised that you may be able to help with a code enforcement issue.

I am not an expert in ordinances and codes so you may have to direct me to the proper person and with the legal verbiage of what I am trying to accomplish. We have companies that are advertising their business on undeveloped lots in a residential subdivision.

I would like the County to enforce the restriction.

Can you help me?

Nancy Knight

Desert Lakes Golf Course Estates in Fort Mohave

Good morning,

Since this is a new request, please complete the attached and return it to me. Please be specific as to the time frame (dates) you are requesting.

From: [Jenny Nelson](#)

Sent: Wednesday, July 10, 2019 7:04 AM

To: [Nancy Personal Mail](#)

Subject: RE: Commercial Signage on Residential lots

Nancy

I can definitely try to help you. Though I recommend speaking with our Planner Scott Holtry as he is our sign guru.

If you'd like to send me parcel numbers and photos of the signs your concerned with I can verify if they are allowed.

You can always call me also

Thanks
Jenny

From: Nancy Personal Mail [mailto:nancy@thebugle.com]
Sent: Wednesday, July 10, 2019 8:28 AM
To: Jenny Nelson <Jenny.Nelson@mohavecounty.us>
Subject: Re: Commercial Signage on Residential lots

Jenny,

I have attached several photo files.

The one sign that is on Wishing Well in Desert Lakes Golf Course and Estates is a close up for your review and evaluation as a commercial sign on a residential lot. Note the "Build to Suit" part is partnered with a "Development Services" company. Both parts of the signage appear to be for commercial purposes to me.

There are many of these signs on unimproved lots throughout the Desert Lakes Subdivision; however, I do not have all of the parcel numbers nor photos of all of the signs at this time. It is easier for me to send you the street name and maybe the address of a improved lot in the vicinity. Would that do?

I have attached a few other of these signs to show that they are left long-term and rust and even come apart causing a potential for injury to persons or property in high wind situations. One such photographic sign on Lipan Blvd. did keep deteriorating since this photo was taken and has disappeared possibly in a high wind situation.

The "FallenSign_Debris.jpg" is a series of photos that has one photo displaying the difference between the US Southwest Real Estate Sales logo from their Development Services logo.

I understand "for sale" signs are allowed.

I await a determination of your evaluation as commercial signage and then we can have Scott Holtry become involved if need be.

I would like to be copied on any enforcement procedures that you take.

Nancy

From: Jenny Nelson

Sent: Friday, July 12, 2019 7:51 AM

To: Nancy Personal Mail

Cc: Scott Holtry

Subject: RE: Commercial Signage on Residential lots

Nancy,

Thank you for the photos. I looked up "Fairway Constructors" and found they own multiple properties in the Desert lakes Subdivision and multiple others throughout the community. They would be allowed to put a sale sign on the lot they own as long as it meets size requirements. The signs they are using are no different that if an owner used a real estate company to list the property and the real estate company put their phone number and business name on it. Fairway construction is the owner and US Southwest is their real estate company. The signs you have in the photos are smaller than the maximum size allowed. The Zoning Ordinance doesn't restrict the amount of time a private real estate sign can stay posted on a property, other than once the property sells they would need to remove it. As for the sign that has fallen down, I'm not sure the county has jurisdiction over that but I will look into it. It does appear it was at one time in the road way, if so than it would definitely be out of Code Enforcements jurisdiction as we only enforce violations on private property. You could contact Sergeant Davison with "ERACE" and ask if it's something he can look into as he deals with items in the right of way. (928-757-0910). If you would like to look up sign guidelines in the ordinance I have provided a link to it below. Please refer to Section 42.D.T "Real Estate signs". I hope I have answered all your questions. I will forward this email to Scott so if he wants to clarify any information I have given you he can do so.

Respectfully,

Jenny Nelson

[https://resources.mohavecounty.us/file/PlanningAndZoning/Agendas/ZONING%20ORD%20MASTER-12419\(1\).pdf](https://resources.mohavecounty.us/file/PlanningAndZoning/Agendas/ZONING%20ORD%20MASTER-12419(1).pdf)

From: Nancy Personal Mail [mailto:nancy@thebugle.com]
Sent: Friday, July 12, 2019 8:45 AM
To: Jenny Nelson <Jenny.Nelson@mohavecounty.us>; Scott Holtry <Scott.Holtry@mohavecounty.us>
Cc: Ron Gould <Ron.Gould@mohavecounty.us>
Subject: Re: Commercial Signage on Residential lots

Scott and Jenny:

Scott, Jenny says you are the guru for my questions and to Jenny thank you for including the revised Zoning Ordinance.

Can either of you send me a copy of the older versions? Someone said there was specific language in the zoning ordinance that prohibited any commercial advertising on residential lots. They may have been looking at an older version possibly prior to April 2018.

For now however, as I read the "Off-promises" definition, it appears that this business sign fits that description as the premises of the business is not the residential lot on which it is posted. And off-promises signs would not be allowed on a residential lot in accordance with the following:

"Off-promises signs shall be permitted only on lots and parcels properly zoned C-2H (Highway Commercial), C-M (Commercial Manufacturing), C-MO (Commercial Manufacturing/Open Lot Storage), M-1 (Light Manufacturing) M-2 (General Manufacturing), and M-X (Heavy Manufacturing). In addition, off-promises signs shall be permitted on lots or parcels properly zoned C-2 (General Commercial) along State Highways (93, 66, 95, 68, Interstate 40 and Interstate 15) unless the area has been designated as a sign free area as per Section 42.K.4.f of those Regulations. In the event that a lot or parcel fronts on more than one (1) public right-of-way, only one (1) off-promises sign shall be allowed on either street frontage.

Further, Fairway Constructors does not own any residential lots in Desert Lakes and it would "pierce the veil" of the corporate protection from liability to co-mingle the personal assets of officers or directors such as Mehdi Azarmi or the Ludwigs. I would suggest that the County be very careful in making determinations on a corporation's behalf in this way.

So Scott, can you see the difference between a "for sale" sign and this "Build to Suit" sign? You have always been a man of high integrity when it comes to following zoning regulations. I think Jenny may be mistaken in her interpretation of what the signage is.

Nancy

From: [Scott Holtry](#)

Sent: Tuesday, July 23, 2019 8:35 AM

To: [Nancy Personal Mail](#) ; [Jenny Nelson](#)

Cc: [Tim Walsh](#) ; [Christine Ballard](#)

Subject: RE: Commercial Signage on Residential lots

Nancy,

Sorry for the late response. If the sign is located on a parcel and the property owner of that parcel is indicating that their lot is for sale and that the construction company listed on the sign will build to suite on that lot then the sign is in compliance and falls under Section 42.D.1.j. of the Zoning Ordinance.

If the sign is placed on a parcel and advertising to build on a lot different from the lot it is placed on, then it is considered an Off-premise Sign and would not be allowed.

Thanks

Scott Holtry

Planner II

Mohave County Development Services

Phone: 928-757-0903 Fax: 928-757-0936

3250 E Kino Ave, Kingman, AZ 86409

scott.holtry@mohavecounty.us

From: Nancy Personal Mail [mailto:nancy@thebugle.com]
Sent: Tuesday, July 23, 2019 8:51 AM
To: Scott Holtry <Scott.Holtry@mohavecounty.us>; Jenny Nelson <Jenny.Nelson@mohavecounty.us>
Cc: Tim Walsh <Tim.Walsh@mohavecounty.us>; Christine Ballard <Christine.Ballard@mohavecounty.us>
Subject: Re: Commercial Signage on Residential lots

Hello Scott,

The issue of the rules has been answered while you were away but Jenny understands now and provided the Complaint Form. Photos of the signs were provided to Jenny too. Two Complaint Forms have been filed for Jenny to enforce. The signs fell under two sections of the County code. Mostly these are defined in the section on Off-premises commercial advertising that are only allowed on a variety of commercial or manufacturing lots but not allowed on residential lots. Hopefully, Jenny will be able to get enforcement soon. I only filed two Complaints for two lots so far to see what happens with enforcement. More signs are in the area that fall under the same off-premises violations. All by the same Construction Company.

Nancy

Nancy,

Thank you for your response. After reviewing the complaint forms for APNs 226-11-177 and 226-13-008 and the pictures that our inspector took, there is no indication that the signs refer to any other lot than the one they are placed on and therefore would not be considered an Off-premises sign. No violation is found and these signs would fall under Section 42.D.1.j. of the Mohave County Zoning Ordinance. Please let me know if you have any questions.

Thanks

Scott Holtry

Planner II

Mohave County Development Services

Phone: 928-757-0903 Fax: 928-757-0936

3250 E Kino Ave, Kingman, AZ 86409

scott.holtry@mohavecounty.us

Exhibit A

04.04.2018

BUILD
TO SUIT
788-7777



US



Exhibit B1

04.04.2018

Exhibit B2



04.04.2018

Knight v. Ludwig, et al.
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Affidavit of Ann Pettit

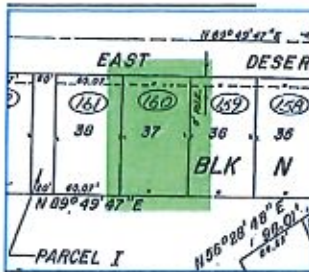
EXHIBIT D

V679853CL

2100 DESERT LAKES DR Fort Mohave, AZ 86426



List Price : \$36,000
Sell Price : \$35,000



Total # Lots:
Apx. Lot Dims: 60x100
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Located on the 13th green in the golf course, on sewer, **no association fees.** Close to Avi Casino and the Colorado River. Flood plain to be verified.

Directions: Hwy 95 to Joy Lane to Mt. View, go south to Desert Lakes, go east.

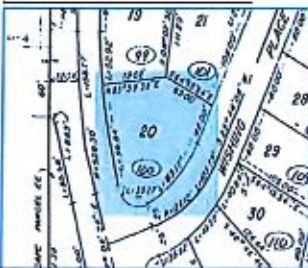
List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 09/19/2003 DOM: 63
Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 12/19/2003 How Sold: Owner Carry

V680394CL

5628 WISHING WELL DR S Fort Mohave, AZ 86426



List Price : \$34,000
Sell Price : \$28,000



Total # Lots:
Apx. Lot Dims: 96x72x65x125x39
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$116,667
Apx. Acres: .24

Lot Type:
Cross Street: Clubhouse
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: One of the largest lots in Desert Lakes, over 10,000 sq. ft., great corner lot, public Golf Course, on sewer, homes only. Flood plain to be verified.

Directions: Joy Lane, right on Clubhouse, right on Wishing Well.

List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 10/18/2003 DOM: 37
Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 12/22/2003 How Sold: Cash

V679446CL

1804 WISHING WELL LN Fort Mohave, AZ 86426



List Price : \$31,900
Sell Price : \$31,900



Total # Lots:
Apx. Lot Dims: 60x100
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1L

Remarks: Beautiful lot to build your golf course dream home on. Situated right on the course, at the Par 3-5th Tee Fantastic view. No homeowners association. Sewer, **no assessments.** Just build and play....

Directions: Hwy 95 to Joy Lane to Desert Lakes entrance. Turn first right...the first right again (Wishing Well). Follow around to lot on left.

List Office: 2200 List Agent: Jacqueline Stock at (-) List Date: 08/18/2003 DOM: 96
Sell Office: 2300 Buyer's Agent: 511 Sell Date: 12/24/2003 How Sold: Cash

V684665CL

2132 DESERT LAKES DR Fort Mohave, AZ 86426List Price : \$62,500 ✓
Sell Price : \$46,000 ✓

Total # Lots:
 Apx. Lot Dims: 60X115
 Lot SqFt:
 Electric:
 Gas:
 Phone:
 Price/Acre: \$287,500
 Apx. Acres: .16

Lot Type:
 Cross Street: Desert Palms Dr
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure:
 Road Frnt:
 Zoning: R-1

Remarks: Unique corner lot located between the 14th and 16th fairways at beautiful Desert Lakes Golf Course. Some views and a great location for a two-story home.

Directions: Hwy 95 to Lipan Ave., east on Lipan to Mountain View Rd, left on Mountain View Rd to Desert Lakes Dr, right on Desert Lakes Dr, to property.

List Office: 9935
 Sell Office: 3750

List Agent: Don DeGraffenreid at (928)763-3500
 Buyer's Agent: 877

List Date: 06/29/2004
 Sell Date: 11/05/2004

DOM: 97
 How Sold: Cash

V684674CL

2050 SANDWEDGE LN Fort Mohave, AZ 86426List Price : \$60,900 ✓
Sell Price : \$60,900 ✓

Total # Lots:
 Apx. Lot Dims: 75x129x75x129
 Lot SqFt:
 Electric:
 Gas:
 Phone:
 Price/Acre: \$0
 Apx. Acres: .00

Lot Type:
 Cross Street:
 County: Mohave
 Area: 25-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure:
 Road Frnt:
 Zoning: R1

Remarks:

Directions:

List Office: 4825
 Sell Office: 4825

List Agent: Adele Cordeiro at (928)768-4445
 Buyer's Agent: 141

List Date: 06/28/2004
 Sell Date: 11/09/2004

DOM: 60
 How Sold: Cash

V683429CL

1863 FAIRWAY CT (LOT 21) Fort Mohave, AZ 86426List Price : \$55,000 ✓
Sell Price : \$55,000 ✓

Total # Lots:
 Apx. Lot Dims: 46x96x149x126 /-
 Lot SqFt:
 Electric:
 Gas:
 Phone:
 Price/Acre: \$0
 Apx. Acres: .00

Lot Type:
 Cross Street:
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure:
 Road Frnt:
 Zoning: RO

Remarks: One of the larger lots in Desert Lakes-Nearly 10,000 Sq Ft -Partially fenced-nice homes-Cul-De-Sac lot with room for a pool. No worry about ducking Golf Balls!

Directions: Hwy 95 to Lipan, east on Lipan to Mt. view-take Mt. view to Desert Lakes Drive-West on Desert Lakes to Fairway Drive to Fairway Ct.

List Office: 2200
 Sell Office: 3750

List Agent: Winston Brokeress at (928)758-8811
 Buyer's Agent: 214

List Date: 04/27/2004
 Sell Date: 12/01/2004

DOM: 173
 How Sold: Cash

V686741CL

5634 WISHING PL Fort Mohave, AZ 86426



List Price : \$55,000
Sell Price : \$55,000



Total # Lots:
Apx. Lot Dims: 126x46x112x65x30
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$289,474
Apx. Acres: .19

Lot Type:
Cross Street: Wishing Well Dr.
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Large lot in cul-de-sac. On sewer.

Directions: From Wshing Well Dr. turn NE onto Wishing Place. Lot is second from the corner on the South side.

List Office: 7300 List Agent: John Adams at (928)704-5191 List Date: 09/30/2004 DOM: 43
Sell Office: 3750 Buyer's Agent: 630 Sell Date: 12/02/2004 How Sold: Cash

V685121CL

5885 DESERT LAKES DR S Fort Mohave, AZ 86426



List Price : \$75,900
Sell Price : \$72,000



Total # Lots:
Apx. Lot Dims: 74x121x59x120
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$400,000
Apx. Acres: .18

Lot Type:
Cross Street: Joy Lane
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1H0

Remarks: Perfect Golf Course setting that will complement your custom built dream home. Peaceful view of one of the beautiful lakes of Desert Lakes golf course. Check the lot dimensions !!!

Directions: Hwy 95 to Joy Lane, Joy Lane to Country club.

List Office: 4550 List Agent: Ann Pettit at (928)763-2288 List Date: 07/19/2004 DOM: 92
Sell Office: 4550 Buyer's Agent: 709006201 Sell Date: 12/06/2004 How Sold: Cash

V684608CL

5678 WISHING WELL DR Fort Mohave, AZ 86426



List Price : \$76,500
Sell Price : \$76,000



Total # Lots:
Apx. Lot Dims: 60X110X24.5x19.78x67x121
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$9
Apx. Acres: 8,328.00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: SDR

Remarks: Great place to build your custom home. **No sewer or association fees.** Near Colorado River and Avi Casino. Located on 18 hole public golf course. Sq Ft 8,328 per Mohave Tax Rolls.

Directions: Hwy 95 to Joy Lane (turn right); to Clubhouse Dr.(turn right); to Wishing Well Dr.(turn right); go past Pinnon St. and lot is on the right.

List Office: 1400 List Agent: Susan Harwood at (-) List Date: 06/22/2004 DOM: 133
Sell Office: 1400 Buyer's Agent: 369 Sell Date: 12/14/2004 How Sold: Cash

V687231CL

2131 BENT GRASS E Fort Mohave, AZ 86426List Price : \$64,900
Sell Price : \$60,500 

Total # Lots:
Apx. Lot Dims: 80x115
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$288,095
Apx. Acres: .21

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1L

Remarks: Nice corner lot in new section of Desert Lakes Estates.

Directions:

List Office: 6700
Sell Office: 7250List Agent: Pelra Fahey at ()-
Buyer's Agent: 688List Date: 10/22/2004
Sell Date: 04/05/2005DOM: 66
How Sold: Cash

V689441CL

2037 E CRYSTAL DR Fort Mohave, AZ 86426List Price : \$69,000
Sell Price : \$68,000 

Total # Lots:
Apx. Lot Dims: 60x100
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: r1

Remarks: Very nice lot in a homes only subdivision with golf course privileges.

Directions:

List Office: 7800
Sell Office: 996List Agent: Derek Dealley at (760)275-9067
Buyer's Agent: 995List Date: 03/11/2005
Sell Date: 04/18/2005DOM: 21
How Sold: Cash

V689284CL

5858 DESERT LAKES DR Fort Mohave, AZ 86426List Price : \$90,000
Sell Price : \$87,000 

Total # Lots:
Apx. Lot Dims: 58 x 104 x 68 x 115
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$580,000
Apx. Acres: .15

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Prime lot on 18th Fairway in Desert Lakes Gold Course. Excellent views of mountains and right across the street from the Clubhouse.

Directions:

List Office: 4550
Sell Office: 3760List Agent: Ann Pettit at (928)763-2288
Buyer's Agent: 877List Date: 03/08/2005
Sell Date: 04/21/2005DOM: 7
How Sold: Cash

V690123CL

1884 FAIRWAY DR Fort Mohave, AZ 86426



List Price : \$89,900
Sell Price : \$77,500



Total # Lots:
Apx. Lot Dims: 60x105x60x104
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 25-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Lot on eleventh fairway facing south.
Directions:

List Office: 2400 List Agent: Angelo Rinaldi at (949)306-4401 List Date: 04/06/2005 DOM: 36
Sell Office: 4825 Buyer's Agent: 785 Sell Date: 06/28/2005 How Sold: Cash

V690360CL

1985 DESERT GREENS Fort Mohave, AZ 86426



List Price : \$79,900
Sell Price : \$75,900



Total # Lots:
Apx. Lot Dims: 45x155x55x25x150 /-
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$330,000
Apx. Acres: .23

Lot Type:
Cross Street: Mountain View Road
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Large Lot With Easy Access To Golf Course And Great Views Of The River Valley West Mountains Youll Love The Sunsets. NO SPDS
Directions: From Highway 95 Travel East On Joy Lane, Turn Right (South) On Mountain View Road Then Right On Desert Greens.

List Office: 2250 List Agent: Chuck Hubbard at (928)704-1340 List Date: 04/15/2005 DOM: 7
Sell Office: 2250 Buyer's Agent: 201 Sell Date: 06/28/2005 How Sold: Conventional Sold:

V690606CL

2132 EVERGLADES BLVD E Fort Mohave, AZ 86426



List Price : \$72,900
Sell Price : \$69,000



Total # Lots:
Apx. Lot Dims: 80x110x80x110
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 25-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Corner lot. Nice view of the mountains. Room for RV parking on the side.
Directions:

List Office: 2400 List Agent: Angelo Rinaldi at (949)306-4401 List Date: 04/26/2005 DOM: 6
Sell Office: 4825 Buyer's Agent: 785 Sell Date: 07/03/2005 How Sold: Cash

V695054CL

6768 CLUBHOUSE DR S Fort Mohave, AZ 86426



List Price : \$135,000 ✓
Sell Price : \$125,000 ✓



Total # Lots:
Apx. Lot Dims: 68 x 100 x 60 x 114
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street: Joy Lane
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1

Remarks: Fantastic over sized property with the ultimate golf course view. Open fairways with the magnificent green, trees, lakes and mountain views that will surely take your breath away. **No association and no time to build.** Has all underground utilities and a wonderful clubhouse facility that is open to the public. Flat and ready to built on. Homes only area near hospital and shopping center.
Directions: Hwy 95 to Joy Lane. Right on Clubhouse. Pass Clear Lake Dr. Close to clubhouse.

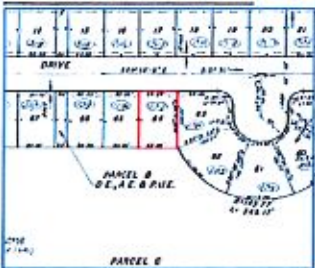
List Office: 6850 List Agent: Ed Rogers at (928)219-4545 List Date: 10/27/2005 DOM: 105
Sell Office: 2650 Buyer's Agent: 372 Sell Date: 05/03/2006 How Sold: Conventional

V697235CL

2064 E. CRYSTAL DR Fort Mohave, AZ 86426



List Price : \$111,000 ✓
Sell Price : \$102,000 ✓



Total # Lots:
Apx. Lot Dims: 65X100
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: SDR

Remarks: Located on Desert Lakes Golf Course. Build your site built home on this lot. Nice view of fairway. **On sewer, No HOA, underground utilities.** Buyer to verify sq.ft., utilities, and flood plain
Directions:

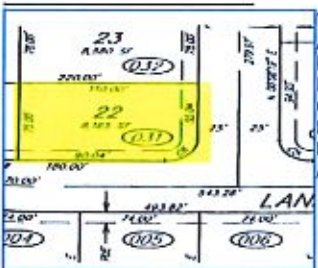
List Office: 1950 List Agent: Andrew (Andy) Blsner at (928)704-7653 List Date: 02/06/2006 DOM: 28
Sell Office: 7850 Buyer's Agent: 283 Sell Date: 05/05/2006 How Sold: Conventional

V699708CL

5791 EVERGLADES WAY Fort Mohave, AZ 86426



List Price : \$95,000 ✓
Sell Price : \$86,000 ✓



Total # Lots:
Apx. Lot Dims: 75 X 110 +/-
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1L

Remarks: LARGE CORNER LOT, located in Desert Lakes Golf Course community. **No home owners association.** Homes only community offers underground utilities, sewer, sidewalks, and golfing. Just 5 short minutes to shopping, river, and new medical facilities. Buyer to verify square footage and flood zone.
Directions:

List Office: 6700 List Agent: Jos Nikula ABR GRI at (928)201-8106 List Date: 05/09/2006 DOM: 34
Sell Office: 6100 Buyer's Agent: 871 Sell Date: 06/21/2006 How Sold: Cash

V700034CL

1982 DESERT DR Fort Mohave, AZ 86426
 (1)

 List Price : \$59,000 ✓
 Sell Price : \$45,000 ✓

 Total # Lots: 1
 Apx. Lot Dims: 57x109
 Lot SqFt: 6,213.0
 Electric: Yes
 Gas: Yes
 Phone: Yes
 Price/Acre: \$321,429
 Apx. Acres: .14

 Lot Type: Single Family
 Cross Street: Mountain View
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure: N
 Road Frnt:
 Zoning: SD Special Development

 Remarks: Homes only, down the street from the 18th Fairway at Desert Lakes Golf Course, all utilities to property line, approx. 10 miles to the Colorado River. Buyer to verify sq. ft., flood plain and utilities
 Directions: Hwy 95 to Joy Lane to Mountain View Rd., south to Desert Lakes.

 List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 05/22/2006 DOM: 563
 Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 12/26/2007 How Sold: Conventional
 Sold:

V693995CL

1934 DESERT DR Fort Mohave, AZ 86426
 (1)

 List Price : \$72,800 ✓
 Sell Price : \$45,000 ✓

 Total # Lots: 1
 Apx. Lot Dims: 60x100
 Lot SqFt: 6,000.0
 Electric: Yes
 Gas: Yes
 Phone: Yes
 Price/Acre: \$346,154
 Apx. Acres: .13

 Lot Type: Single Family
 Cross Street: Joy Ln
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure: S
 Road Frnt:
 Zoning: R1 Single Family Residential

 Remarks: Desert Lakes Lot on sewer with no assessments, Block wall on three back sides, underground utilities, no association fees. Near Colorado River and Laughlin, Nevada. Land area approx 6,000 sq. ft. Homes only.
 Directions: Hwy 95 south to Joy Ln east then to Mt. View south to Desert Dr.

 List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 09/20/2005 DOM: 812
 Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 12/27/2007 How Sold: Conventional
 Sold:

V796894CL

1963 Desert Lakes Pl Fort Mohave, AZ 86426
 (11)

 List Price : \$55,000 ✓
 Sell Price : \$50,000 ✓

 Total # Lots: 1
 Apx. Lot Dims: 43 x 83 x 140 x 121
 Lot SqFt: 7,841.0
 Electric:
 Gas:
 Phone:
 Price/Acre: \$277,778
 Apx. Acres: .18

 Lot Type: Single Family
 Cross Street:
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure:
 Road Frnt:
 Zoning: R1L Res: Single Family Limited

Remarks: Large gorgeous view lot at the back of a secluded cul-de-sac. Site is on the 18th tee box of Desert Lakes golf course. Near the Avl Casino in Laughlin and the Colorado River.

Directions: Joy Lane to Mountain View turn right. Turn left of Desert Lakes Dr. Right on Desert Lakes Pl.

 List Office: 283 List Agent: Lisa Elliott at (928)219-5482 List Date: 06/26/2007 DOM: 187
 Sell Office: 283 Buyer's Agent: 138500538 Sell Date: 02/04/2008 How Sold: Cash

V842690CL

2123 OASIS LN Fort Mohave, AZ 86426



List Price : \$60,000
Sell Price : \$60,000



Total # Lots: 1
Apx. Lot Dims: 74 X 120.65
Lot SqFt: 9,594
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$0
Apx. Acres: .17

Lot Type: Single Family
Cross Street: S. Desert Lakes Dr
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes Estates
Frnt Exposure: D
Road Frnt: RO Sing Fam Res Houses Only
Zoning: RO Sing Fam Res Houses Only

Remarks: LARGE(9,594 sq.ft.+/-)LOT LOCATED IN DESERT LAKES ESTATES (NO H.O.A.) Ready To Build YOUR Dream Home! Homes Only Subdivision. Walking Distance to Golf Course. Seller is Licensed Arizona Broker. Prospective Buyers to Receive Subdivision Public Report. No SPDS. Directions: From Hwy 95, east on Lipan, north on Mountain View, east on Desert Greens Dr, to Sandwedge, to Oasis Ln.

List Office: 2400 List Agent: MARY ELLEN WEINDEL at (928)234-2230 List Date: 04/30/2010 DOM: 0
Sell Office: 2400 Buyer's Agent: 138500859 Sell Date: 04/30/2010 How Sold: Owner Carry

V833695CL

5753 S Club House Dr Fort Mohave, AZ 86426



List Price : \$17,000
Sell Price : \$12,000



Total # Lots: 1
Apx. Lot Dims: 90x81x47x65.03x44.22
Lot SqFt: 7,443.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$70,588
Apx. Acres: .17

Lot Type: Single Family
Cross Street: S. Desert Lakes Dr
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: Desert Lakes
Sub/Comm: Desert Lakes
Frnt Exposure: SE
Road Frnt: R1L Res: Single Family Limited
Zoning: R1L Res: Single Family Limited

Remarks: Vacant Lot on The 3rd Fairway of Desert Lakes Golf Course. Priced to sell! No HOA fees or sewer assessments. Near The Colorado River and Laughlin Nevada. Buyer to verify sq.ft., utilities and flood plain. Directions: Highway 95 South to Joy Lane and Make a right to Club House Dr.

List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 09/09/2009 DOM: 273
Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 09/07/2010 How Sold: Cash

V846675CL

2122 E SANDTRAP LN Fort Mohave, AZ 86426



List Price : \$22,600
Sell Price : \$20,000



Total # Lots: 1
Apx. Lot Dims: 54 X 103
Lot SqFt: 9,148.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$95,238
Apx. Acres: .21

Lot Type: Single Family
Cross Street: E Sandwedge
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: E
Sub/Comm: Desert Lakes Estates
Frnt Exposure: E
Road Frnt: R1 Single-Family Residential
Zoning: R1 Single-Family Residential

Remarks: *****LIFE IS GOOD AT THE RIVER! * HOMES ONLY GOLF COMMUNITY * LARGE LEVEL CORNER LOT * CLEARED AND READY! * CONVENIENT LOCATION * FORT MOHAVE SCHOOL DISTRICT * JUST MINUTES FROM ALL THE FUN & ENTERTAINMENT OF LAUGHLIN NEVADA*****

Directions: Mountain View to Sandwedge Way, to Sandwedge Lane, to Sandtrap Lane. Corner of Sandwedge Way and Sandtrap Lane.

List Office: 08282 List Agent: Elizabeth Lisa Ristow at (928)763-1234 List Date: 08/20/2010 DOM: 25
Sell Office: 2400 Buyer's Agent: 138500859 Sell Date: 09/24/2010 How Sold: Cash

V860154CL

2098 E DESERT LAKES DR Fort Mohave, AZ 86426

(0)

List Price : \$23,000

Sell Price : \$18,000 PHOTO NOT
AVAILABLE

Total # Lots: 1
 Apx. Lot Dims: 60X99.0
 Lot SqFt: 6,098.0
 Electric:
 Gas:
 Phone:
 Price/Acre: \$128,571
 Apx. Acres: .14

Lot Type: Single Family
 Cross Street: LIPAN
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes Estates
 Frnt Exposure: N
 Road Frnt:
 Zoning: RO Sing Fam Res Houses Only

Remarks: DESERT LAKES LOT! WHAT A GREAT SITE! OVER LOOKING THE 13TH GREEN! A WONDERFUL LOCATION FOR YOUR SITE BUILT HOME & GARAGE!

Directions: HWY 95 TO LIPAN, LIPAN TO MOUNTAIN VIEW, NORTH ON MOUNTAIN VIEW TO DESERT LAKES DR, WEST AND NORTH ON DESERT LAKES DR TO PROPERTY!

List Office: 56

List Agent: Joey Smith at (702)416-4479

List Date: 10/09/2011

DOM: 19

Sell Office: 193

Buyer's Agent: 138500372

Sell Date: 11/15/2011

How Sold: Cash

V835511CL

1787 E Pinlon Rd Fort Mohave, AZ 86426

(1)

List Price : \$18,900

Sell Price : \$15,000 

Total # Lots: 1
 Apx. Lot Dims: 65x110
 Lot SqFt: 7,150.0
 Electric: Yes
 Gas: Yes
 Phone: Yes
 Price/Acre: \$93,750
 Apx. Acres: .16

Lot Type: Single Family
 Cross Street: Wishing Well
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area: D
 Sub/Comm: Desert Lakes
 Frnt Exposure: E
 Road Frnt:
 Zoning: RO Sing Fam Res Houses Only

Remarks: Priced to sell!!!! Vacant lot located on the 6th Green of Desert Lakes Golf Course. Must see golf course view from 2 locations on lot. Homes only subdivision, No associations fees. Close to The Colorado River. Buyer to verify sq.ft., utilities and flood plain.

Directions: Highway 95 to Pinlon.

List Office: 1950

List Agent: Gina Harris GRI ABR at (928)704-7653

List Date: 10/28/2009

DOM: 720

Sell Office: 193

Buyer's Agent: 138500372

Sell Date: 11/15/2011

How Sold: Cash

V830185CL

2141 Crystal Drive Fort Mohave, AZ 86426

(2)

List Price : \$20,000

Sell Price : \$14,000 

Total # Lots: 1
 Apx. Lot Dims: 58x110x93x143
 Lot SqFt: 8,712.0
 Electric: Yes
 Gas: Yes
 Phone: Yes
 Price/Acre: \$70,000
 Apx. Acres: .20

Lot Type: Single Family
 Cross Street: Mountain View/Lipan
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area:
 Sub/Comm: Desert Lakes
 Frnt Exposure: S
 Road Frnt:
 Zoning: R1 Single Family Residential

Remarks: REDUCED. Owner wants to sell this property. This very nice lot is priced to sell. Open area behind lot. Close to Desert Lakes Golf Course. Be sure to look at this lot that is priced right!!!

Directions: Highway 95, east on Joy Lane, south on Mountain View Road, east on Crystal. Lot on left side of street.

List Office: 4550

List Agent: Vora Eileen Trueman at (928)763-2288

List Date: 06/13/2009

DOM: 854

Sell Office: 193

Buyer's Agent: 138500372

Sell Date: 11/16/2011

How Sold: Cash

V864588CL

5732 S Clubhouse Drive Fort Mohave, AZ 86426

(2)

List Price : \$27,700
Sell Price : \$20,000



Total # Lots: 1
Apx. Lot Dims: 89x100x110x68
Lot SqFt: 8,034.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$111,111
Apx. Acres: .18

Lot Type: Single Family
Cross Street: Desert Lakes Drive
County: Mohave
Area: 21-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure: W
Road Frnt: 89
Zoning: R1 Single Family Residential

Remarks: Beautiful golf course lot. Close to shopping and Laughlin entertainment.

Directions: Highway 95 to Lipan, east to Mountain View Road, left to Desert Lakes Drive, left to S. Clubhouse Drive, right to property.

List Office: 14

List Agent: Helena Baughman at (928)718-7629

List Date: 02/26/2012

DOM: 32

Sell Office: 193

Buyer's Agent: 138500372

Sell Date: 04/12/2012

How Sold: Cash

V868723CL

2112 E DESERT PALMS DR Fort Mohave, AZ 86426

(5)

List Price : \$22,000
Sell Price : \$18,000



Total # Lots: 1
Apx. Lot Dims: 60 x 101 x 60 x 101
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$138,462
Apx. Acres: .13

Lot Type: Single Family
Cross Street: Mountainview
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: This lot is the perfect place to own a piece of Arizona and start building your new lifestyle! Golf course and mountain views, and priced to sell! No HOA!

Directions: Hwy 95 to Lipan. Left on Mt View, Right on Desert Palms.

List Office: 2803

List Agent: Cathy Liberty at (928)542-2042

List Date: 07/13/2012

DOM: 34

Sell Office: 193

Buyer's Agent: 138500372

Sell Date: 09/05/2012

How Sold: Cash

V867757CL

2089 E DESERT LAKES DR Fort Mohave, AZ 86426

(4)

List Price : \$21,000
Sell Price : \$16,000



Total # Lots: 1
Apx. Lot Dims: 60 x 100
Lot SqFt:
Electric: Yes
Gas: Yes
Phone:
Price/Acre: \$123,077
Apx. Acres: .13

Lot Type: Single Family
Cross Street: Mountain View
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: Great View, Great Location, Great Price! Near the 17th hole, this lot is the perfect place to own a piece of Arizona and start building your new lifestyle! Wonderful views of the golf course and mountains and cart pathway one lot away.

Directions: Hwy 95 to Lipan. Left on Mountain View. Right on Desert Lakes.

List Office: 2803

List Agent: Cathy Liberty at (928)542-2042

List Date: 06/09/2012

DOM: 111

Sell Office: 1950

Buyer's Agent: 138500312

Sell Date: 10/05/2012

How Sold: Cash

V900525CL

1852 E FAIRWAY BEND Fort Mohave, AZ 86426



List Price : \$35,000
Sell Price : \$25,000



Total # Lots: 1
Apx. Lot Dims: Irr
Lot SqFt: 6,534.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$166,667
Apx. Acres: .15

Lot Type: Single Family
Cross Street: Desert Lakes Dr.
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: Extra wide fairway frontage lot on the greens of Huukan championship Golf Course. Near the Clubhouse and has all under ground utilities. **NO assessments or HOA.** Quite Cul-De- Sac location in a great neighborhood. No time limit to built. Priced under market value.
Directions: 95 to Lipan. Left on Mt. View. Left on Fairway Dr.

List Office: 159 List Agent: Bill Barnes GRI,CCSS,ABR at (928)718-0100 List Date: 03/08/2015 DOM: 5
Sell Office: 159 Buyer's Agent: 138500372 Sell Date: 04/03/2015 How Sold: Cash

V903697CL

5583 S Club House Dr Fort Mohave, AZ 86426



List Price : \$19,500
Sell Price : \$18,000



Total # Lots: 1
Apx. Lot Dims: 75 x 82
Lot SqFt: 6,098.0
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres:

Lot Type: Single Family
Cross Street: Joy Lane
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes Estates
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: Ready to build your dream home on the 4th Green of the Huukan Golf Course, formerly Desert Lakes with this beautiful custom home only golf course community. Underground utilities to the property. **No HOA!**
Directions: Hwy 95 to Joy Lane, East to Clubhouse Dr, go through 3 way turn to lot on right side of the street.

List Office: 2803 List Agent: Gaylene Wood at (928)754-2575 List Date: 06/10/2015 DOM: 7
Sell Office: 159 Buyer's Agent: 138500372 Sell Date: 07/06/2015 How Sold: Cash

V892965CL

2105 E Oasis Lane Fort Mohave, AZ 86426



List Price : \$35,000
Sell Price : \$23,000



Total # Lots: 1
Apx. Lot Dims: 74 X 130
Lot SqFt: 9,583.0
Electric:
Gas:
Phone:
Price/Acre: \$104,545
Apx. Acres: .22

Lot Type: Single Family
Cross Street: S. Sandwedge Ct
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes Estates
Frnt Exposure: S
Road Frnt:
Zoning: RO Sing Fam Res Houses Only

Remarks: Ready to build your dream home? Come enjoy the Desert Lakes Estate's community adjacent to the Huukan Golf Course in Desert Lakes (previously known as the Desert Lakes Golf Course). **No HOA dues.** Close to the Colorado River and the Casinos in Laughlin, NV. Buyer to verify square footage, flood plain and utilities.
Directions: Lipan to Mountain View. North on Mountain View. East on Desert Greens Drive. North on Sandwedge Ct. East on E. Oasis Lane.

List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 07/30/2014 DOM: 355
Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 08/19/2015 How Sold: Cash

V913156CL

5641 S Desert Lakes Dr Fort Mohave, AZ 86426



List Price : \$33,000
Sell Price : \$25,000



Total # Lots: 1
Apx. Lot Dims: 61X121X66X120
Lot SqFt: 7,405.0
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres:
Lot Type: Single Family
Cross Street: JOY
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

WARDEX

Remarks: Awesome Golf Course Lot priced to Sell. No HOA! Call today for more info.

Directions: east on Joy then right into desert lakes

List Office: 159 List Agent: Bill Barnes GRI,CCSS,ABR at (928)718-0100 List Date: 03/17/2016 DOM: 1
Sell Office: 159 Buyer's Agent: 138500677 Sell Date: 03/31/2016 How Sold: Cash

V909900CL

5906 S Desert Lakes Dr Fort Mohave, AZ 86426



List Price : \$17,500
Sell Price : \$21,000



Total # Lots: 1
Apx. Lot Dims: 90x116
Lot SqFt: 9,148.0
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres:
Lot Type: Single Family
Cross Street: Fairway
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

WARDEX

Remarks: Large, corner-lot. Property is near Desert Lakes Golf Course Country Club.

Directions: Corner of Fairway and Desert Lakes

List Office: 159 List Agent: Bill Barnes GRI,CCSS,ABR at (928)718-0100 List Date: 12/16/2015 DOM: 22
Sell Office: 159 Buyer's Agent: 138500588 Sell Date: 07/16/2016 How Sold: Cash

V910806CL

2063 E Sandtrap Ln Fort Mohave, AZ 86426



List Price : \$39,900
Sell Price : \$32,000



Total # Lots: 1
Apx. Lot Dims: 69x115
Lot SqFt: 7,841.0
Electric:
Gas: Yes
Phone: Yes
Price/Acre: \$177,778
Apx. Acres: .18
Lot Type: Single Family
Cross Street: Mountain View
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area:
Sub/Comm: Desert Lakes Estates
Frnt Exposure: S
Road Frnt: 69
Zoning: R1 Single Family Residential

WARDEX

Remarks: Level lot with block fence in the back. Nice homes on both sides. Desirable location, and near golf course.

Directions: Hwy 85 south, east on Joy, south on Mountain View, east to Sandtrap.

List Office: 9963 List Agent: Irma Hernandez at (928)758-9228 List Date: 01/15/2016 DOM: 216
Sell Office: 8284 Buyer's Agent: 138500344 Sell Date: 08/31/2016 How Sold: Cash

Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

Affidavit of Ann Pettit

EXHIBIT E

V679446CL

1804 WISHING WELL LN Fort Mohave, AZ 86426

List Price : \$31,900
Sell Price : \$31,900



Total # Lots: 1
Apx. Lot Dims: 60x100
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: Desert Lakes
Sub/Comm:
Frnt Exposure:
Road Frnt:
Zoning: R1L

Remarks: Beautiful lot to build your golf course dream home on. Situated right on the course, at the Par 3-5th Tee Fantastic view. No homeowners association. Sewer, no assessments. Just build and play....

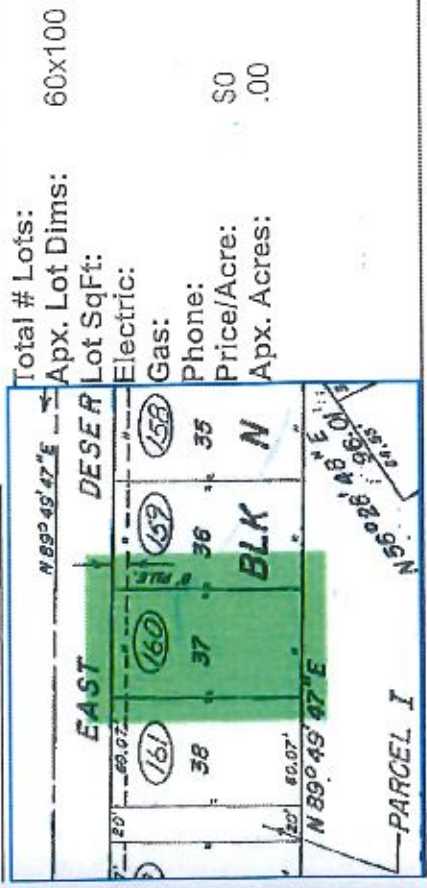
Directions: Hwy 95 to Joy Lane to Desert Lakes entrance. Turn first right...the first right again (Wishing Well). Follow around to lot on left.

List Office: 2200 List Agent: Jacqueline Stock at (-) List Date: 08/18/2003 DOM: 96
Sell Office: 2300 Buyer's Agent: 511 Sell Date: 12/24/2003 How Sold: Cash

V679853CL **2100 DESERT LAKES DR Fort Mohave, AZ 86426** **1-O (1)**
 List Price : \$36,000
 Sell Price : \$35,000

Total # Lots: 60x100
 Apx. Lot Dims: 60x100
 Lot SqFt:
 Electric:
 Gas:
 Phone:
 Price/Acre: \$0
 Apx. Acres: .00

Lot Type:
 Cross Street:
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area: Desert Lakes
 Sub/Comm:
 Frnt Exposure:
 Road Frnt:
 Zoning: R1



Remarks: Located on the 13th green in the golf course, on sewer, no association fees. Close to Avi Casino and the Colorado River. Flood plain to be verified.

Directions: Hwy 95 to Joy Lane to Mt. View, go south to Desert Lakes, go east.

List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653
 Sell Office: 1950 Buyer's Agent: 138500312

List Date: 09/19/2003 DOM: 63
 Sell Date: 12/19/2003 How Sold: Owner Carry

V693995CL

1934 DESERT DR Fort Mohave, AZ 86426

List Price : \$72,900
Sell Price : \$45,000



Total # Lots: 1
Apx. Lot Dims: 60x100
Lot SqFt: 6,000.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$346,154
Apx. Acres: .13



Lot Type: Single Family
Cross Street: Joy Ln
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: Desert Lakes
Sub/Comm: S
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: Desert Lakes Lot on sewer with no assessments, Block wall on three back sides, underground utilities, no association fees. Near Colorado River and Laughlin, Nevada. Land area approx 6,000 sq. ft. Homes only.
Directions: Hwy 95 south to Joy Ln east then to Mt. View south to Desert Dr.

List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653 List Date: 09/20/2005 DOM: 812
Sell Office: 1950 Buyer's Agent: 138500312 Sell Date: 12/27/2007 How Sold: Conventional

V695054CL

5758 CLUBHOUSE DR S Fort Mohave, AZ 86426

List Price : \$135,000
Sell Price : \$125,000



Total # Lots: 68 x 100 x 60 x 114
Apx. Lot Dims:
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type: Joy Lane
Cross Street: Mohave
County: 24-Fort Mojave
Area: Desert Lakes
BHC Sub-Area:
Sub/Comm:
Frnt Exposure:
Road Frnt:
Zoning: R1

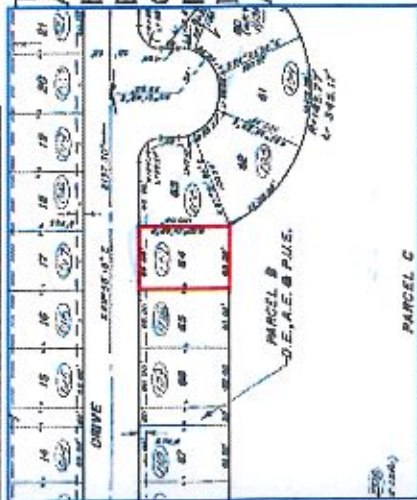
Remarks: Fantastic over sized property with the ultimate golf course view. Open fairways with the magnificent green, trees, lakes and mountain views that will surely take your breath away. No association and no time to build. Has all underground utilities and a wonderful clubhouse facility that is open to the public. Flat and ready to built on. Homes only area near hospital and shopping center.
Directions: Hwy 95 to Joy Lane. Right on Clubhouse. Pass Clear Lake Dr. Close to clubhouse.

List Office: 6850 List Agent: Ed Rogers at (928)219-4545 List Date: 10/27/2005 DOM: 105
Sell Office: 2650 Buyer's Agent: 372 Sell Date: 05/03/2006 How Sold: Conventional

V697235CL

2064 E. CRYSTAL DR Fort Mohave, AZ 86426

List Price : \$111,000
Sell Price : \$102,000



Total # Lots: 65X100
Apx. Lot Dims: 65X100
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres: .00

Lot Type:
Cross Street:
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: Desert Lakes
Sub/Comm:
Frm Exposure:
Road Frnt:
Zoning: SDR

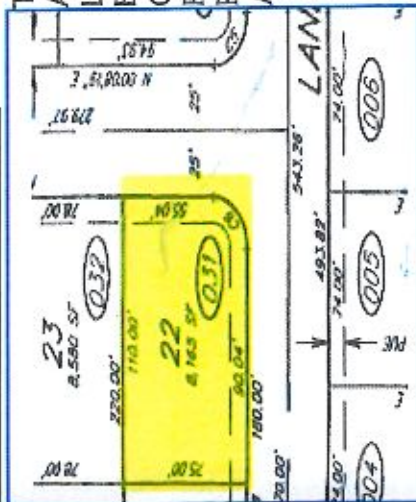
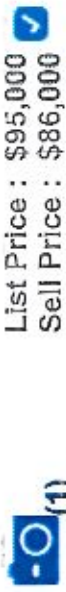
Remarks: Located on Desert Lakes Golf Course. Build your site built home on this lot. Nice view of fairway. On sewer, No HOA, underground utilities. Buyer to verify sq.ft., utilities, and flood plain
Directions:

List Office: 1950 List Agent: Andrew (Andy) Bisnar at (928)704-7653 List Date: 02/06/2006 DOM: 28
Sell Office: 7850 Buyer's Agent: 283 Sell Date: 05/05/2006 How Sold: Conventional

V699708CL

5791 EVERGLADES WAY Fort Mohave, AZ 86426

List Price : \$95,000
Sell Price : \$86,000



Total # Lots: 75 X 110 /-
 Apx. Lot Dims: 75 X 110 /-
 Lot SqFt:
 Electric:
 Gas:
 Phone:
 Price/Acre: \$0
 Apx. Acres: .00

Lot Type:
 Cross Street:
 County: Mohave
 Area: 24-Fort Mojave
 BHC Sub-Area: Desert Lakes
 Sub/Comm:
 Frnt Exposure:
 Road Frnt:
 Zoning: R1L

Remarks: LARGE CORNER LOT, located in Desert Lakes Golf Course community. No home owners association. Homes only community offers underground utilities, sewer, sidewalks, and golfing. Just 5 short minutes to shopping, river, and new medical facilities. Buyer to verify square footage and flood zone.

Directions:

List Office: 6700

Sell Office: 6100

List Agent: Jos Nikula ABR GRI at (928)201-8106

Buyer's Agent: 871

List Date: 05/09/2006

Sell Date: 06/21/2006

DOM: 34

How Sold: Cash

V833695CL

5753 S Club House Dr Fort Mohave, AZ 86426

List Price : \$17,000
Sell Price : \$12,000



Total # Lots: 1
Apx. Lot Dims: 90x81x47x65.03x44.22
Lot SqFt: 7,443.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$70,588
Apx. Acres: .17

Lot Type: Single Family
Cross Street: S. Desert Lakes Dr
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: Desert Lakes
Sub/Comm: SE
Frnt Exposure:
Road Frnt:
Zoning: R1L Res: Single Family Limited

Remarks: Vacant Lot on The 3rd Fairway of Desert Lakes Golf Course. Priced to sell! No HOA fees or sewer assessments. Near The Colorado River and Laughlin Nevada. Buyer to verify sq.ft., utilities and flood plain.
Directions: Highway 95 South to Joy Lane and Make a right to Club House Dr.

List Office: 1950
Sell Office: 1950

List Agent: Gina Harris GRI ABR at (928)704-7653
Buyer's Agent: 138500312

List Date: 09/09/2009
Sell Date: 09/07/2010

DOM: 273
How Sold: Cash

V835511CL

1787 E Pinion Rd Fort Mohave, AZ 86426

List Price : \$18,900
Sell Price : \$15,000



Total # Lots: 1
Apx. Lot Dims: 65x110
Lot SqFt: 7,150.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$93,750
Apx. Acres: .16

Lot Type: Single Family
Cross Street: Wishing Well
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes
Frnt Exposure: E
Road Frnt:
Zoning: RO Sing Fam Res Houses Only

Remarks: Priced to sell!!! Vacant lot located on the 6th Green of Desert Lakes Golf Course. Must see golf course view from 2 locations on lot. Homes only subdivision, **No associations fees.** Close to The Colorado River. Buyer to verify sq.ft., utilities and flood plain.
Directions: Highway 95 to Pinion.

List Office: 1950
Sell Office: 193

List Agent: Gina Harris GRJ ABR at (928)704-7653
Buyer's Agent: 138500372

List Date: 10/28/2009
Sell Date: 11/15/2011

DOM: 720
How Sold: Cash

V892965CL

2105 E Oasis Lane Fort Mohave, AZ 86426

List Price : \$35,000
Sell Price : \$23,000



Total # Lots: 1
Apx. Lot Dims: 74 X 130
Lot SqFt: 9,583.0
Electric:
Gas:
Phone:
Price/Acre: \$104,545
Apx. Acres: .22

Lot Type: Single Family
Cross Street: S. Sandwedge Ct
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes Estates
Frnt Exposure: S
Road Frnt:
Zoning: RO Sing Fam Res Houses Only

Remarks: Ready to build your dream home? Come enjoy the Desert Lakes Estate's community adjacent to the Huukan Golf Course in Desert Lakes (previously known as the Desert Lakes Golf Course). No HOA dues. Close to the Colorado River and the Casinos in Laughlin, NV. Buyer to verify square footage, flood plain and utilities.

Directions: Lipan to Mountain View. North on Mountain View. East on Desert Greens Drive. North on Sandwedge Ct. East on E. Oasis Lane.

List Office: 1950 List Agent: Gina Harris GRI ABR at (928)704-7653
Sell Office: 1950 Buyer's Agent: 138500312

List Date: 07/30/2014
Sell Date: 08/19/2015

DOM: 355
How Sold: Cash

V900525CL

1852 E FAIRWAY BEND Fort Mohave, AZ 86426

List Price : \$35,000
Sell Price : \$25,000



Total # Lots: 1
Apx. Lot Dims: Irr
Lot SqFt: 6,534.0
Electric: Yes
Gas: Yes
Phone: Yes
Price/Acre: \$166,667
Apx. Acres: .15

Lot Type: Single Family
Cross Street: Desert Lakes Dr.
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: Extra wide fairway frontage lot on the greens of Huukan championship Golf Course. Near the Clubhouse and has all under ground utilities. **NO assessments or HOA.** Quite Cul-De- Sac location in a great neighborhood. No time limit to built. Priced under market value.
Directions: 95 to Lipan. Left on Mt. View. Left on Fairway Dr.

List Office: 159 List Agent: Bill Barnes GRI,CCSS,ABR at (928)718-0100 List Date: 03/08/2015 DOM: 5
Sell Office: 159 Buyer's Agent: 138500372 Sell Date: 04/03/2015 How Sold: Cash

V903697CL

5583 S Club House Dr Fort Mohave, AZ 86426

List Price : \$19,500
Sell Price : \$18,000



Total # Lots: 75 x 82
Apx. Lot Dims: 6,098.0
Lot SqFt:
Electric:
Gas:
Phone:
Price/Acre: \$0
Apx. Acres:

Lot Type: Single Family
Cross Street: Joy Lane
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes Estates
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential

Remarks: Ready to build your dream home on the 4th Green of the Huukan Golf Course, formerly Desert Lakes with this beautiful custom home only golf course community. Underground utilities to the property. **No HOA!**

Directions: Hwy 95 to Joy Lane, East to Clubhouse Dr, go through 3 way turn to lot on right side of the street.

List Office: 2803
Sell Office: 159

List Agent: Gaylene Wood at (928)754-2575
Buyer's Agent: 138500372

List Date: 06/10/2015
Sell Date: 07/06/2015

DOM: 7
How Sold: Cash

V913156CL

5641 S Desert Lakes Dr Fort Mohave, AZ 86426

List Price : \$33,000
Sell Price : \$25,000



Total # Lots:

Apx. Lot Dims:

Lot SqFt:

Electric:

Gas:

Phone:

Price/Acre:

Apx. Acres:

61X121X66X120
7,405.0

\$0

Lot Type: Single Family
Cross Street: JOY
County: Mohave
Area: 24-Fort Mojave
BHC Sub-Area: D
Sub/Comm: Desert Lakes
Frnt Exposure:
Road Frnt:
Zoning: R1 Single Family Residential



WARDEX

Remarks: Awesome Golf Course Lot priced to Sell. No HOA! Call today for more info.

Directions: east on Joy then right into desert lakes

List Office: 159

Sell Office: 159

List Agent: Bill Barnes GRI,CCSS,ABR at (928)718-0100

Buyer's Agent: 138500677

List Date: 03/17/2016

Sell Date: 03/31/2016

DOM: 1

How Sold: Cash