

ONLINE LAND AUCTION

24± ACRES IN CLARKDALE, ARIZONA

\$100,000 STARTING BID – 2 PARCELS OFFERED TOGETHER

Discover an exciting opportunity to purchase two parcels totaling 24± acres of residential land in Clarkdale, Arizona, offered through an online real estate auction. Located in the scenic Verde Valley of Yavapai County, these two parcels offer investment potential, development opportunities, and proximity to historic downtowns in Clarkdale, Cottonwood, Sedona, and Jerome.



PARCEL 1 - 19.76± ACRES

APN: 400-06-014

XXX S Broadway Street
Clarkdale, AZ 86324

- Zoned R-1: allowing single-family residential development with a minimum lot size of 10,000 square feet
- Located along Broadway Road with access via Park Road
- Electricity and water are located on the property
- Sewer available nearby
- Excellent potential for residential development or investment hold
- Higher density development may be possible subject to Town of Clarkdale rezoning and development approvals.



PARCEL 2 - 3.92± ACRES

APN: 400-05-013-F

North End of 16th Street
Clarkdale, AZ 86324

Potential Uses:

- Zoned R-1A: allowing SFR development; 5,000 sq ft min lot size
- A unique opportunity for creative land use or long-term investment.
- Recreational land
- Orchard or vineyard concept
- Long-term land investment

Important Property Notes:

- No road cuts into the property
- No recorded legal access
- Adjacent to railroad corridor, the reservation land, and the Clarkdale Community Learning Center

ONLINE BIDDING ENDS:
WED, APRIL 22 • 5 PM (AZ)

Online Bidding: AZLandAuction.com

EXCLUSIVELY OFFERED BY:



John Payne, Auctioneer/Broker

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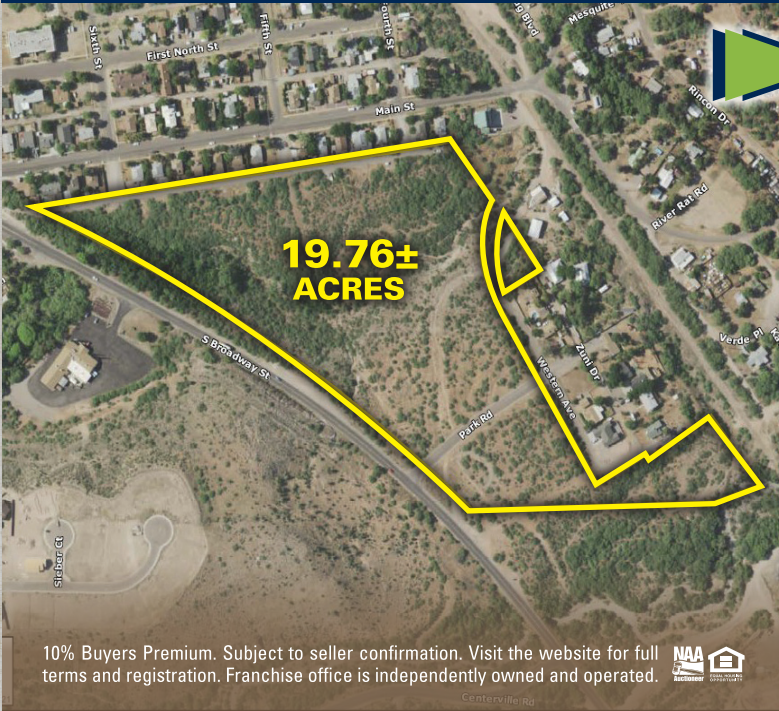


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PARCEL 1: 19.76± ACRES
PARCEL 2: 3.92± ACRES
LOW STARTING BIDS
 Clarkdale, AZ

2473 S Higley Rd #104-120
 Gilbert, AZ 85295

PRSR STD
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10% Buyers Premium. Subject to seller confirmation. Visit the website for full terms and registration. Franchise office is independently owned and operated.



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24± ACRES
 OFFERED IN 2 PARCELS
 ZONED R-1 • UNDEVELOPED LAND



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Register to Bid Today and Acquire Land in One of Northern Arizona's Most Desirable Regions!

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