

EXCLUSIVE LISTING
WICKENBURG COUNTRY CLUB ESTATES
VULTURE MINE RD & US 60 AREA | WICKENBURG, ARIZONA

LOCATION	Site is located North of the Northeast corner of Vulture Mine Rd & US60, Wickenburg, Arizona
NUMBER OF LOTS	104 Developed Lots 80' x 120' Minimum (lots range from 80' – 100' width)
SETBACKS	10' & 10' Side Yard
APPROVED ZONING	R1-12, R1-35 / Town of Wickenburg
PURCHASE PRICE	Contact Brokers for Current Pricing.
SUGGESTED TERMS	Cash. Terms available to qualified Buyer.
UTILITIES	Water Town of Wickenburg Sewer Town of Wickenburg Electric Arizona Public Service
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This is a unique opportunity for a homebuilder to purchase Developed Lots within the Wickenburg Country Club Estates Master Plan. These large lots are intertwined within the golf course with over 50% of the lots having beautiful golf course and mountain views with significant open space. Subdivision has no Single Family Impact Fees. The lots are currently under development and expected to be completed early 2024. 2022 Annual Taxes estimated at \$67/Lot.



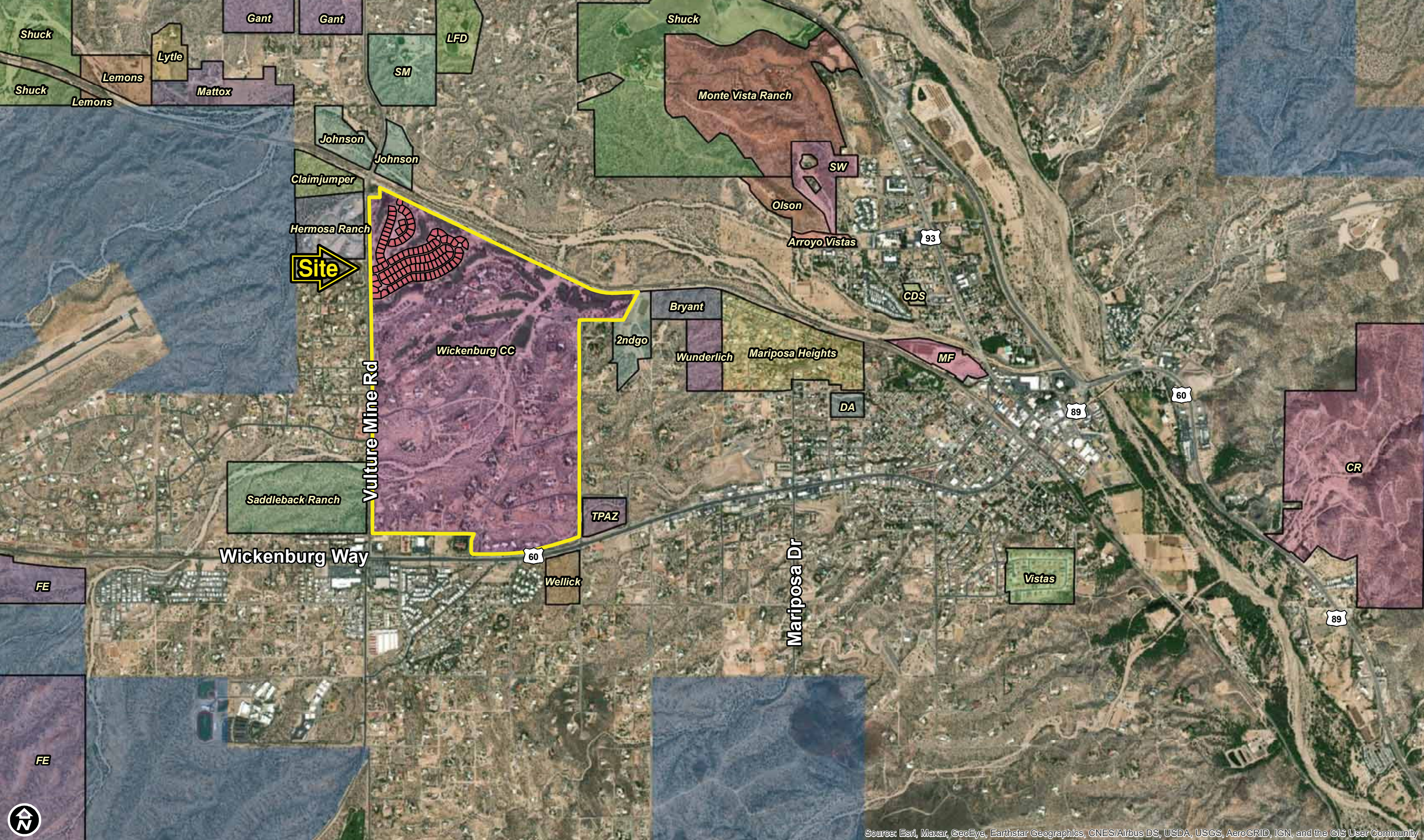
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

WICKENBURG COUNTRY CLUB ESTATES
104 PARTIALLY DEVELOPED LOTS | 80' x 120'
US60 & VULTURE MINE RD AREA
WICKENBURG, ARIZONA

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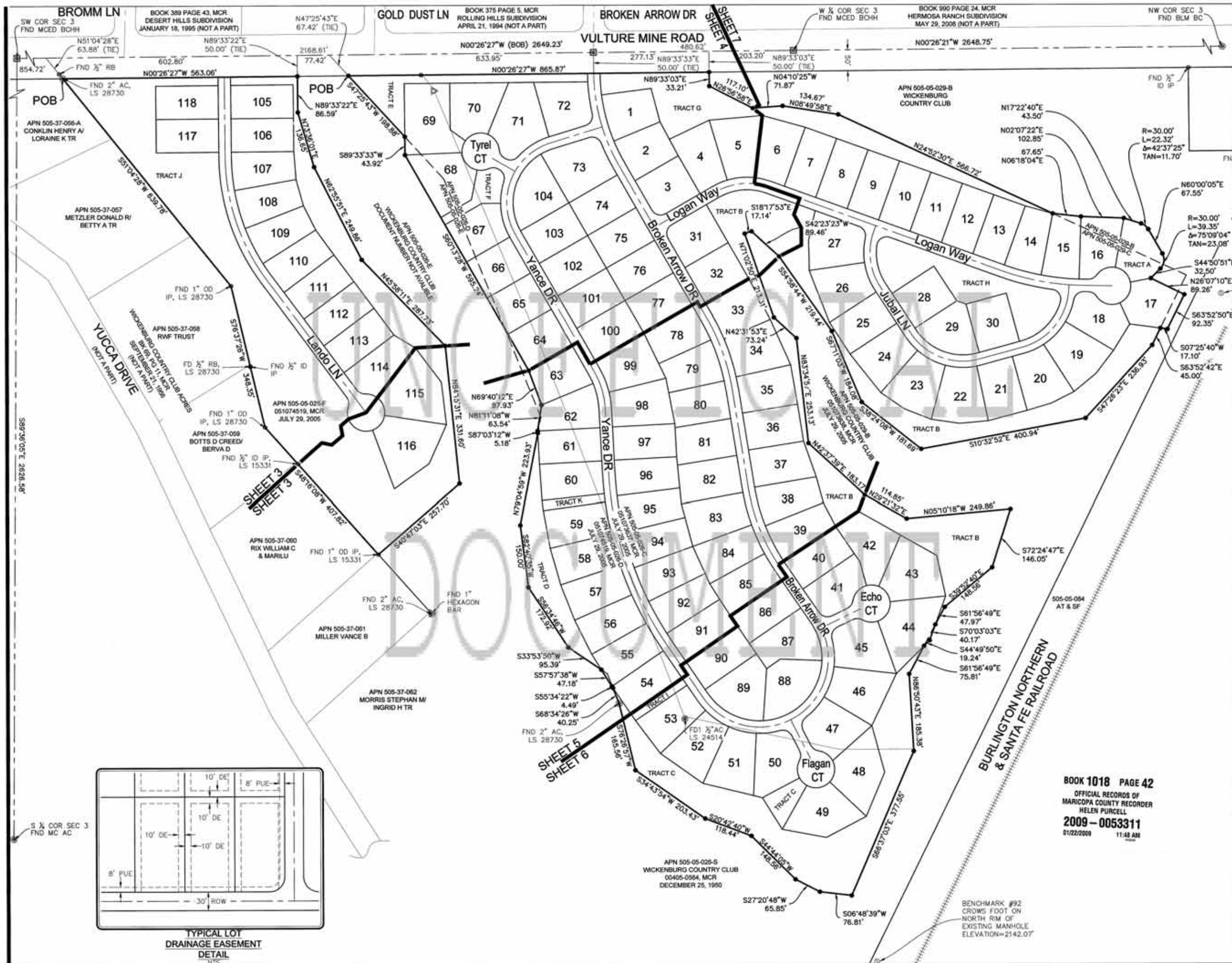
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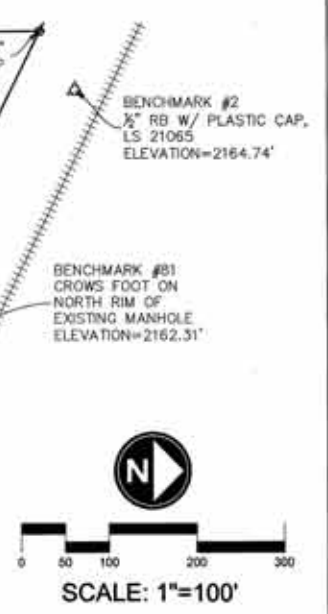
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RECORDER



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DATE:	1/16/2009
DESIGNED BY:	JJC
DRAWN BY:	BRC
REVIEWED BY:	JWW
PROJECT:	194-0108-00
ISSUE:	FINAL PLAN

REVISIONS:
 TEXT MASK ADDED 12-30-2008

WICKENBURG COUNTRY CLUB ESTATES FINAL PLAN
 SITUATED WITHIN THE WEST HALF OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

INDEX MAP
 SHEET 2 OF 8

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 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
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VERSION 2









