

Executive Summary

Fort Mohave

Narrative: The total parcel is comprised of approximately 20 acres and is located on the west side Mountain View Road approximately 1/3 mile north of Camp Mohave Road. The proposed development is to be known as Fossil Creek Subdivision, a 67 unit single family residential development that includes 3,000 ft of public roadways. All engineering plans, traffic impact study, preliminary drainage report, Phase I, Survey and Preliminary Plat approval have been completed.

Please call listing office for more information.

Address: 000 Mountain View Road
Fort Mohave, AZ 86426

Parcels: 229-12-044

Property:	Proposed Residential	19.36 Acres
	Square Feet	843,322
	Total Gross Acres	± 19.36Acres

Price:	\$ 499,000.00
Per Square Foot	\$.59
Per Acre	\$ 23,774.00
Terms	Cash, CNV

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The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.



NOT TO SCALE

NEVADA

COLORADO RIVER

PROJECT LOCATION

MOHAVE VALLEY HWY
HWY 95

CAMP MOHAVE WASH

STERLING DR

GARDNER RD

VALENCIA RD

RIVER VALLEY RD

INFANTRY RD

CAMP

MOHAVE RD

ARIZONA

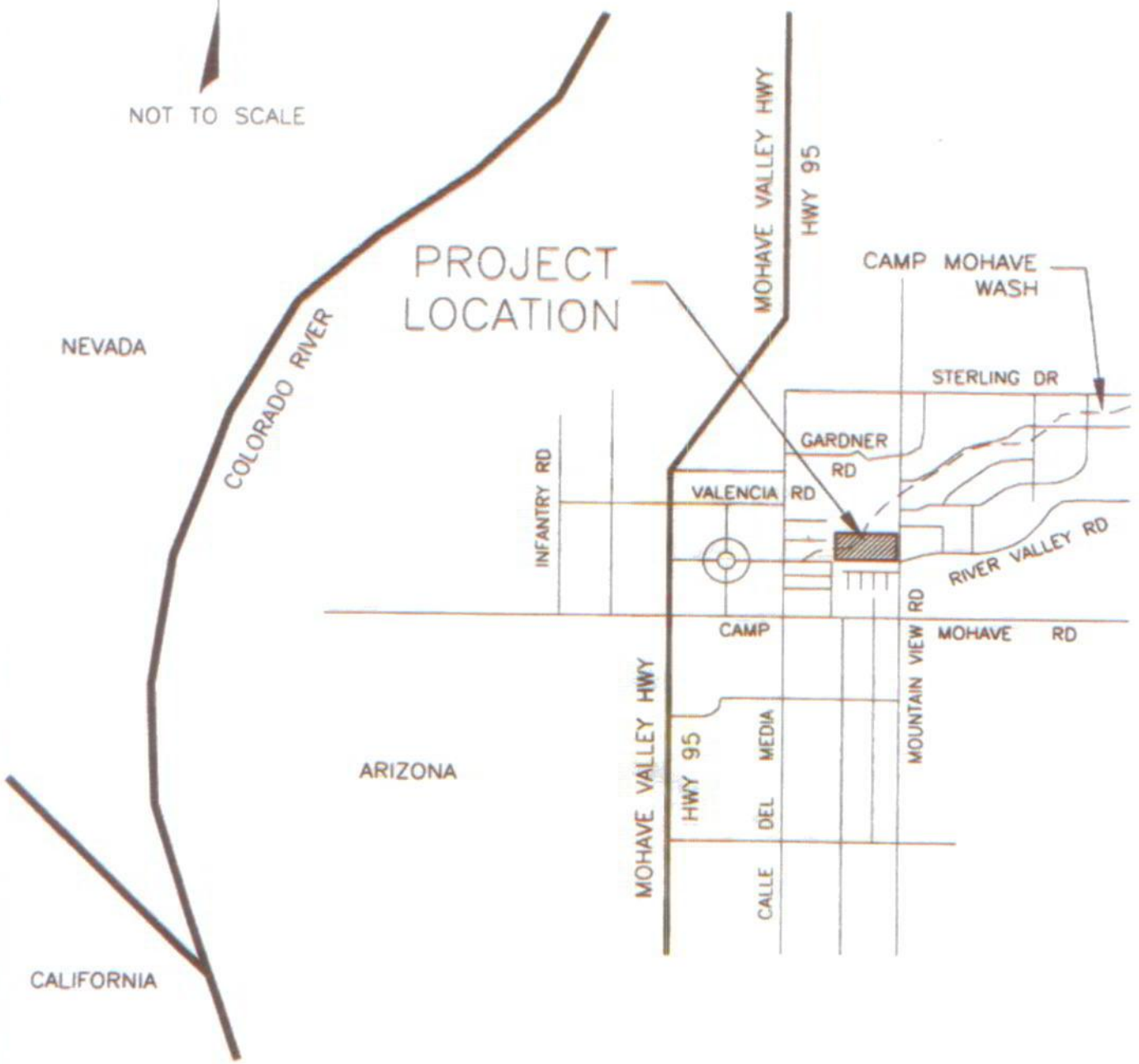
MOHAVE VALLEY HWY

HWY 95

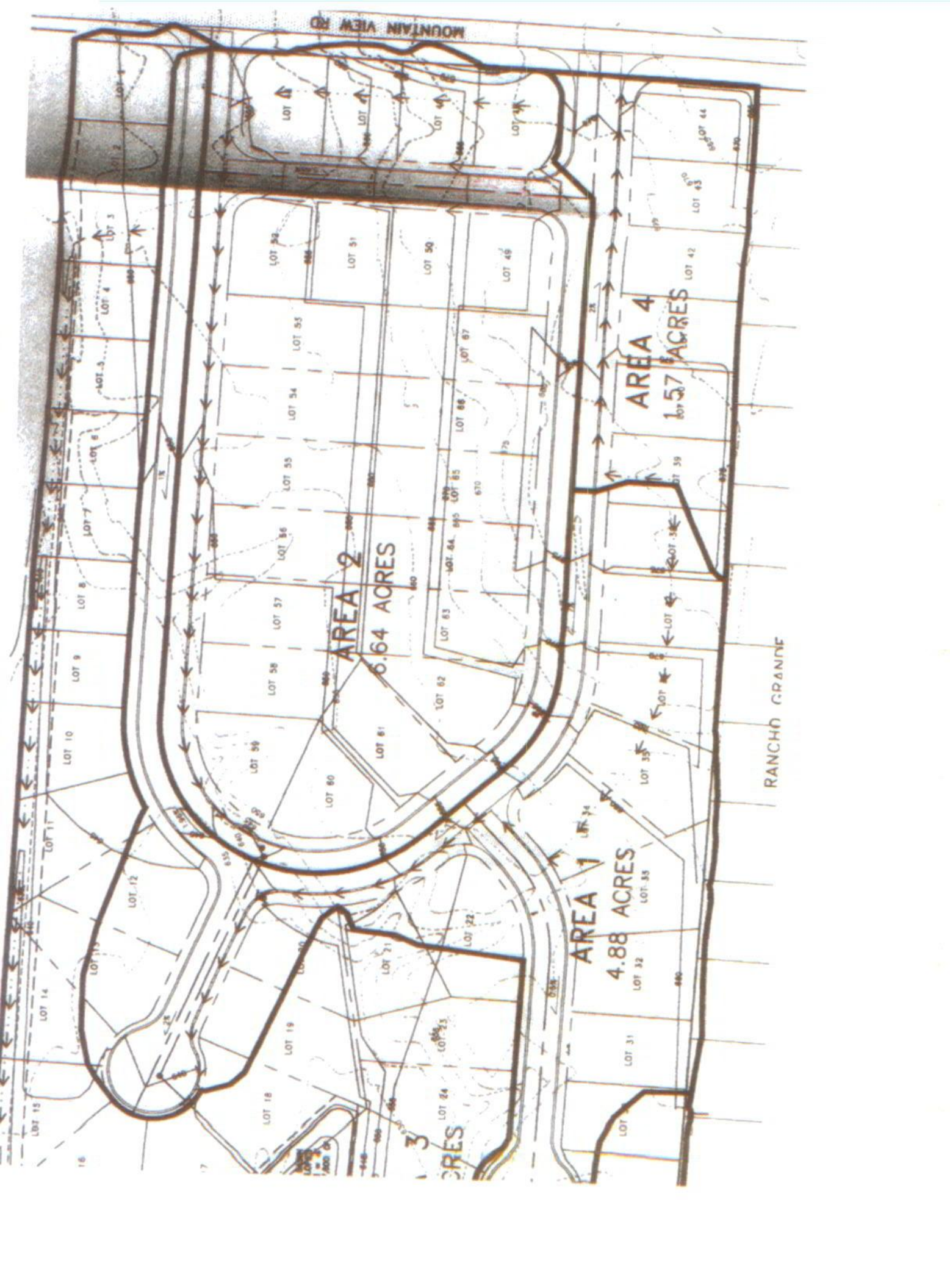
CALLE DEL MEDIA

MOUNTAIN VIEW RD

CALIFORNIA



MOUNTAIN VIEW RD



AREA 2
6.64 ACRES

AREA 4
1.57 ACRES

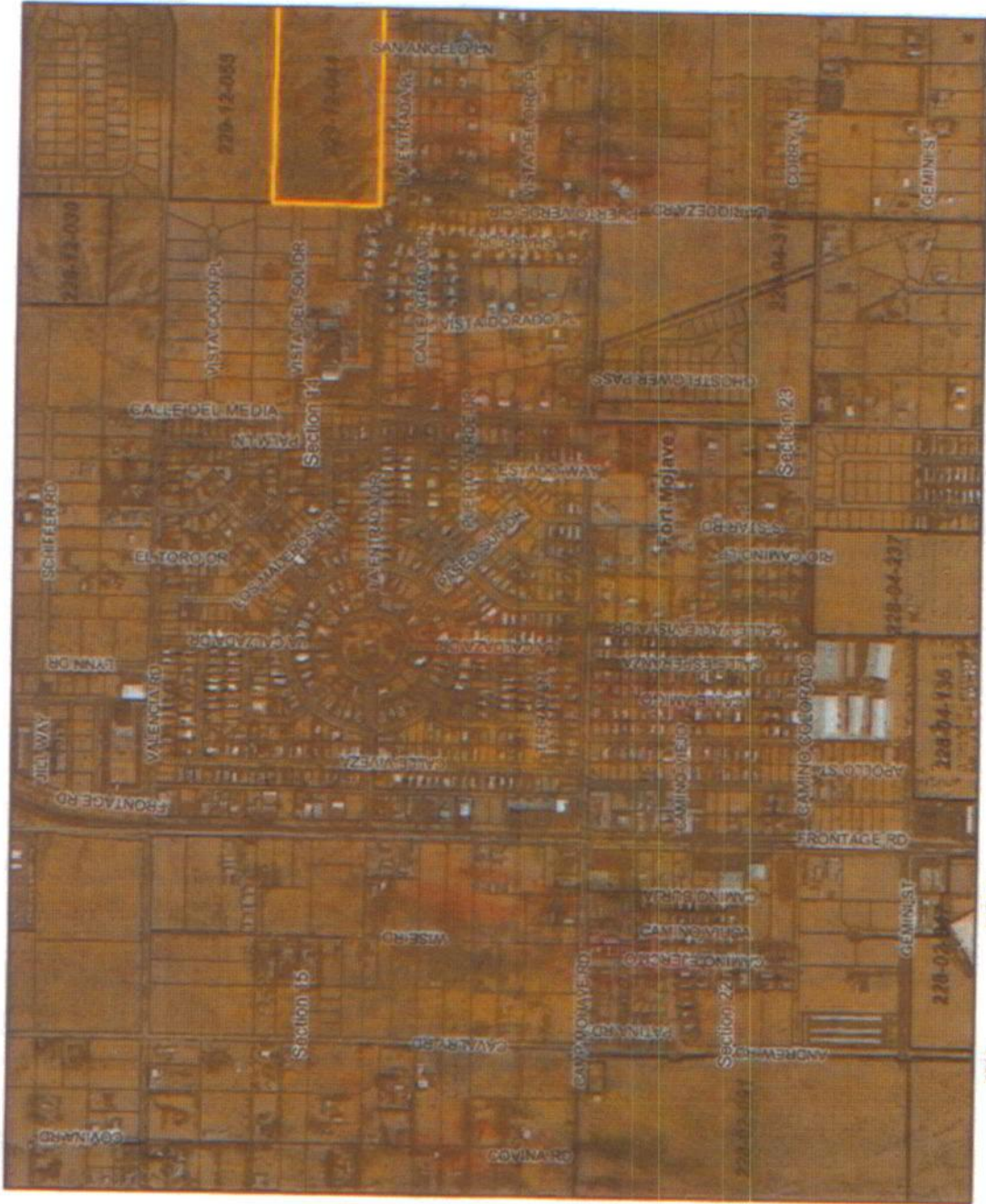
AREA 1
4.88 ACRES

AREA 3
3 ACRES

RANCHO GRANDE



County of Mohave, Arizona
 Geographic Information Systems
Fort Mohave-Fossil Creek



0 1000 2000 ft

Map created on: Jan 27, 2009

Map center: 35° 1' 39" N, 114° 35' 35" W



- Populated Places
- Incorporated Cities
- Centerline
- Railroads
- Tax Parcels
- 2
- 6
- Township/ Range
- Sections
- Federal Lands
- Indian Reservations BIA
- National Monument NPS/BLM
- National Park NPS
- National Recreation Area NPS
- Wilderness Area BLM
- Wilderness Study Area NPS
- Land Ownership
- Arizona Game and Fish
- AZ State Trust Land
- Bureau of Land Management
- Bureau of Reclamation
- National Wildlife Refuge
- Indian Allotments
- National Forest
- Military Reservation
- Parks and Recreation
- National Monument
- Waterbodies
- 2007 0.4-ft Mohave Channel
- 2007 0.4-ft Valle Vista
- 2005 1-ft (Lake Havasu City Area)
- 2004 N 95.0 ft also Havasu City

Scale: 1:12,000



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