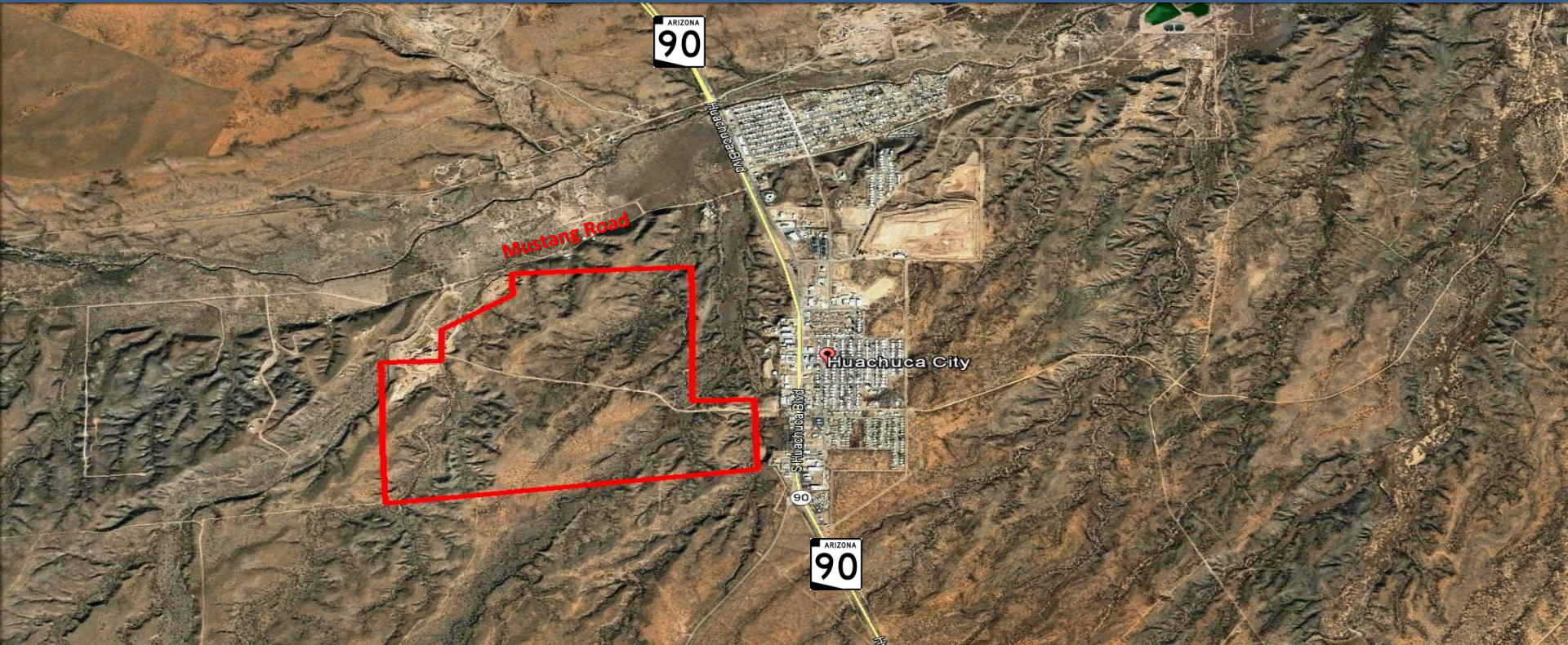


ONLINE REAL ESTATE AUCTION

By Order of Asset Management Company

Prime 622± Acre Development Site

West of State Route 90 South of Mustang Road
Huachuca City, Arizona 85616



Exclusively Presented By:



NAIHorizon

Online Auction: March 4-6, 2019

Fisher Auction Company and NAI Horizon are pleased to present via Online Auction a 622± Acre Prime Development Site with Former Sand/Gravel Mine and access from SR 90 in Huachuca City, Arizona



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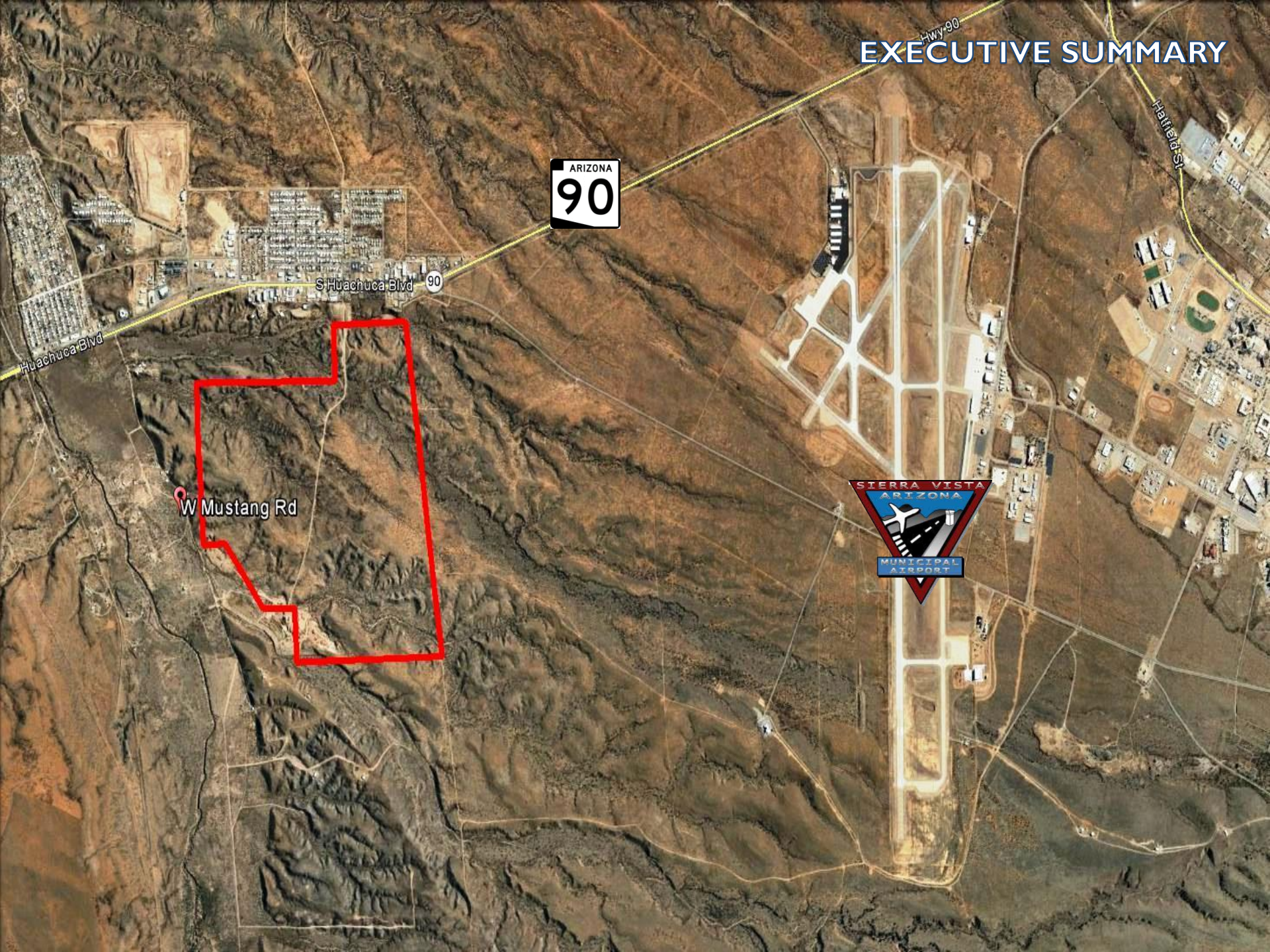
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EXECUTIVE SUMMARY



S Huachuca Blvd 90

W Mustang Rd



OVERVIEW

Fisher Auction Company and NAI Horizon are pleased to present via Online Auction a 622± Acre Prime Development Site with Former Sand/Gravel Mine and SR 90 access in Huachuca City, Arizona.

PROPERTY HIGHLIGHTS

- Large 622.48± Acre Site with previously approved Concept Plan for 2,020± Homes
- Prime Location at State Route 90 and Mustang Road with easy access to I-10 and One Hour South of Tucson
- Access from State Route 90 at Patton Road
- Just North of Sierra Vista Municipal Airport and Fort Huachuca Army Base which is home of the US Army Intelligence Center and the US Army Network Enterprise Technology Command (NETCOM)
- Water, Sewer and Electric Available to Site
- Potential for Future Sand/Gravel Mining
- Close proximity to Sonoita Wine Country and Kartchner Caverns State Park
- 3.5 Miles North of Sierra Vistas Major Retail Development , Medical Facilities and Secondary Education

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



PROPERTY DETAILS

Address: West of State Route 90 South of Mustang Road, Huachuca City, Cochise County, Arizona 85616

Size: 622.48± Acres / 27,115,228± Square Feet

Access: Access from Patton Road at State Route 90

Zoning: R-1- Single Family Residential

Uses: Residential Note: Previously Approved Plan included an Industrial Park Component

Utilities: Water & Sewer available from Town of Huachuca City
Electric serviced by Sulphur Springs Valley Coop

2018 Taxes: \$6,657.02

Folios: 106-46-001D,106-52-005B,106-52-005C,106-55-001A

Flood Zone: Zones X and A

Directions: From I-10 exit # 302– State Route 90 South 23± miles to Patton Road in Huachuca City. Turn right to proceed to property

AUCTION DETAILS

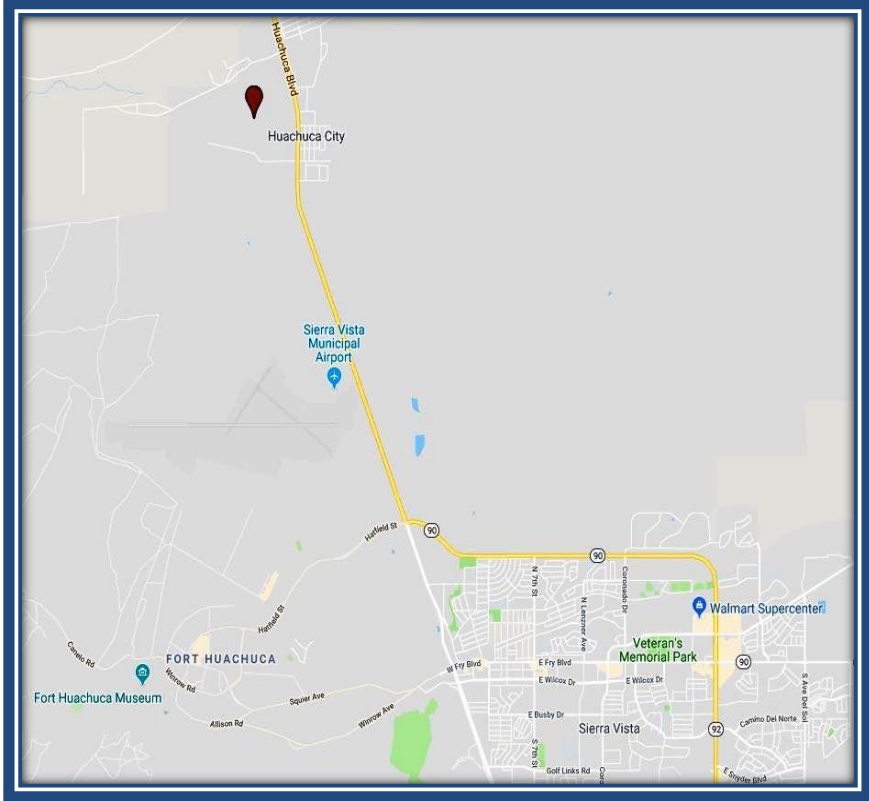
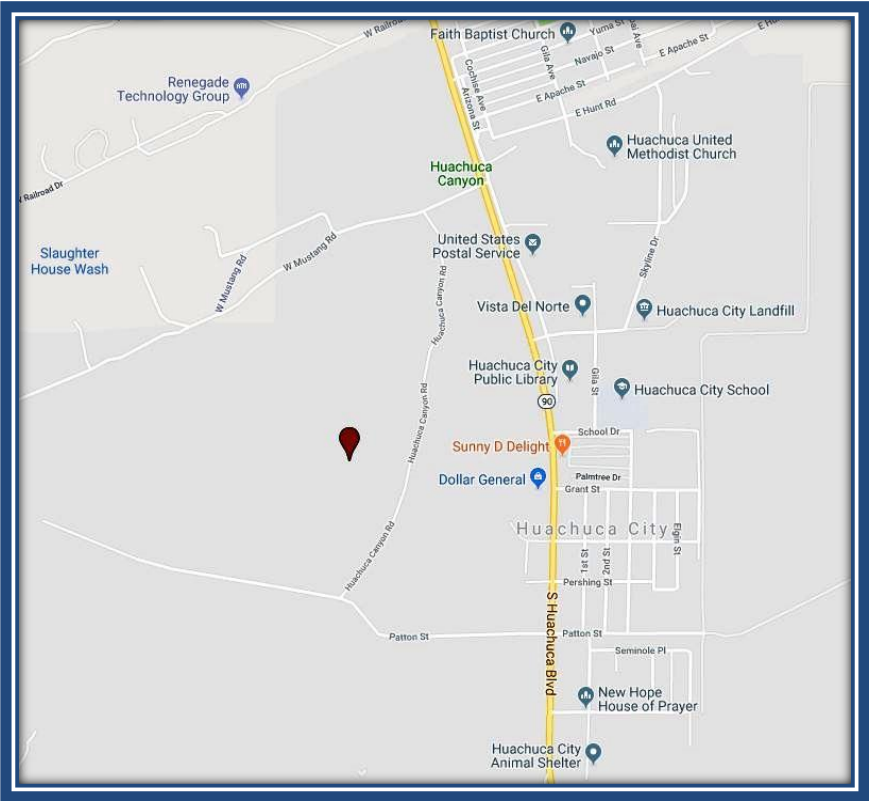
Auction Method:	Minimum Bid: \$198,000.00 plus a 10% Buyer's Premium
Auction Begins: Auction Ends:	Monday, March 4, 2019 @ 12:00 Noon ET Wednesday, March 6, 2019 @ 1:00 PM ET
Auction Location:	Online. Visit fisherauction.com for Online Bidding Registration
Qualifying Bidder Requirements:	Bidders must provide Proof of Funds in the amount of their anticipated maximum bid or higher
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

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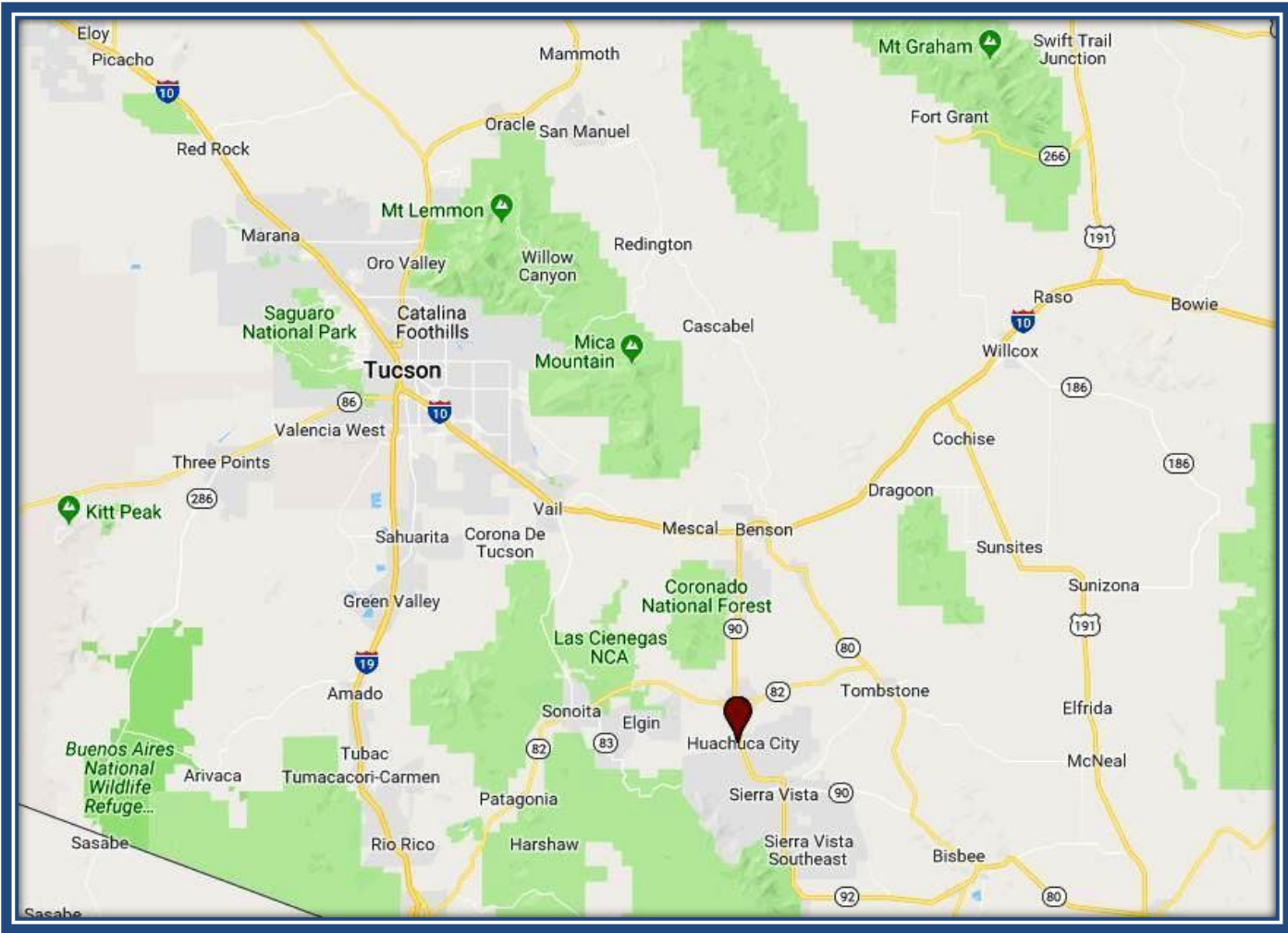
AREA OVERVIEW



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