

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS



# LAUGHLIN RANCH



**NATHAN & ASSOCIATES, INC.**  
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# LAUGHLIN RANCH

## SECTION 3

**LOCATION:**

Section 3 within Laughlin Ranch is located northeast of Bullhead Parkway and Laughlin Ranch Boulevard in Bullhead City, Arizona.

**SIZE:**

507.12 Acres

**ASSESSOR PARCEL NUMBER:**

213-13-048

**ZONING:**

PAD

**PRICE:**

\$5,071,200 or \$10,000 per Acre

**TERMS:**

Submit

**PROPERTY TAXES:**

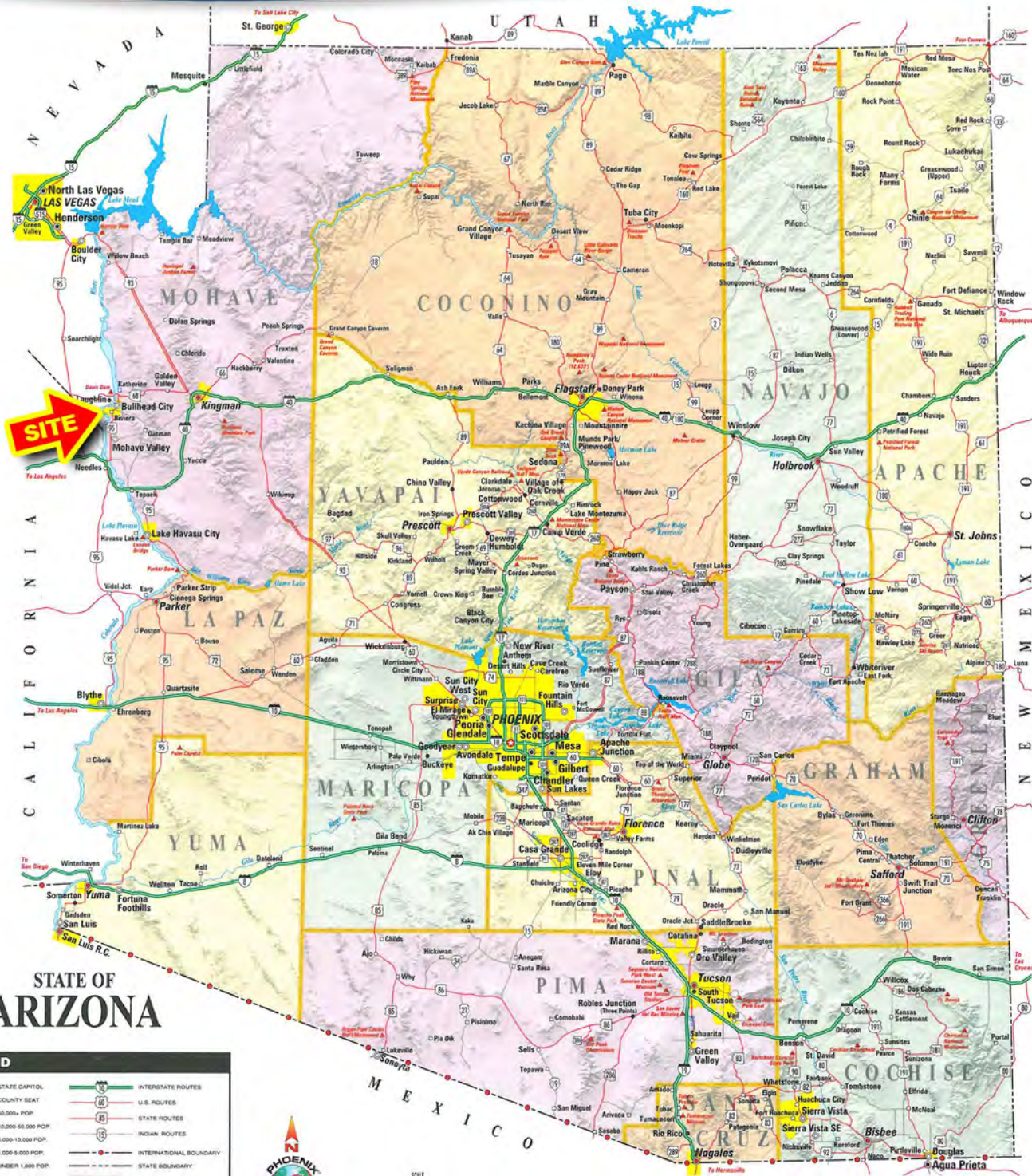
\$7,955.38 (2016 Mohave County)

**COMMENTS:**

Laughlin Ranch is located along the Colorado River, high above the resort town of Laughlin, Nevada. The community boasts with striking views of the river, the nightlights of Laughlin's "casino row" and panoramic mountain views of southern Nevada.



# STATE OF ARIZONA MAP LAUGHLIN RANCH | BULLHEAD CITY, ARIZONA



## STATE OF ARIZONA

**LEGEND**

○ PHOENIX	STATE CAPITAL	— Interstate Routes
● Florence	COUNTY SEAT	— U.S. ROUTES
● Tempe	50,000+ POP.	— STATE ROUTES
● Douglas	10,000-50,000 POP.	— INDIAN ROUTES
● El Mirage	5,000-10,000 POP.	— INTERNATIONAL BOUNDARY
● Clifton	1,000-5,000 POP.	— STATE BOUNDARY
□ Alpine	UNDER 1,000 POP.	— COUNTY BOUNDARY
□ Pearce	SITE OR SETTLEMENT	— METROPOLITAN AREAS
▲ Lake Mead	LAKES & RIVERS	
▲ Point of Interest	POINTS OF INTEREST	



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ITEM NO. 74812



# BULLHEAD CITY, ARIZONA

## LAUGHLIN RANCH, SECTION 3

NEVADA

ARIZONA

- Public Land Ownership
- Federal Land
  - National Forest
  - Indian Community
  - Regional Parks
  - State Trust Land

LAUGHLIN RANCH

SITE

ARIZONA 68

ARIZONA 95

BULLHEAD PKWY.

PROPOSED HWY 95

Google™

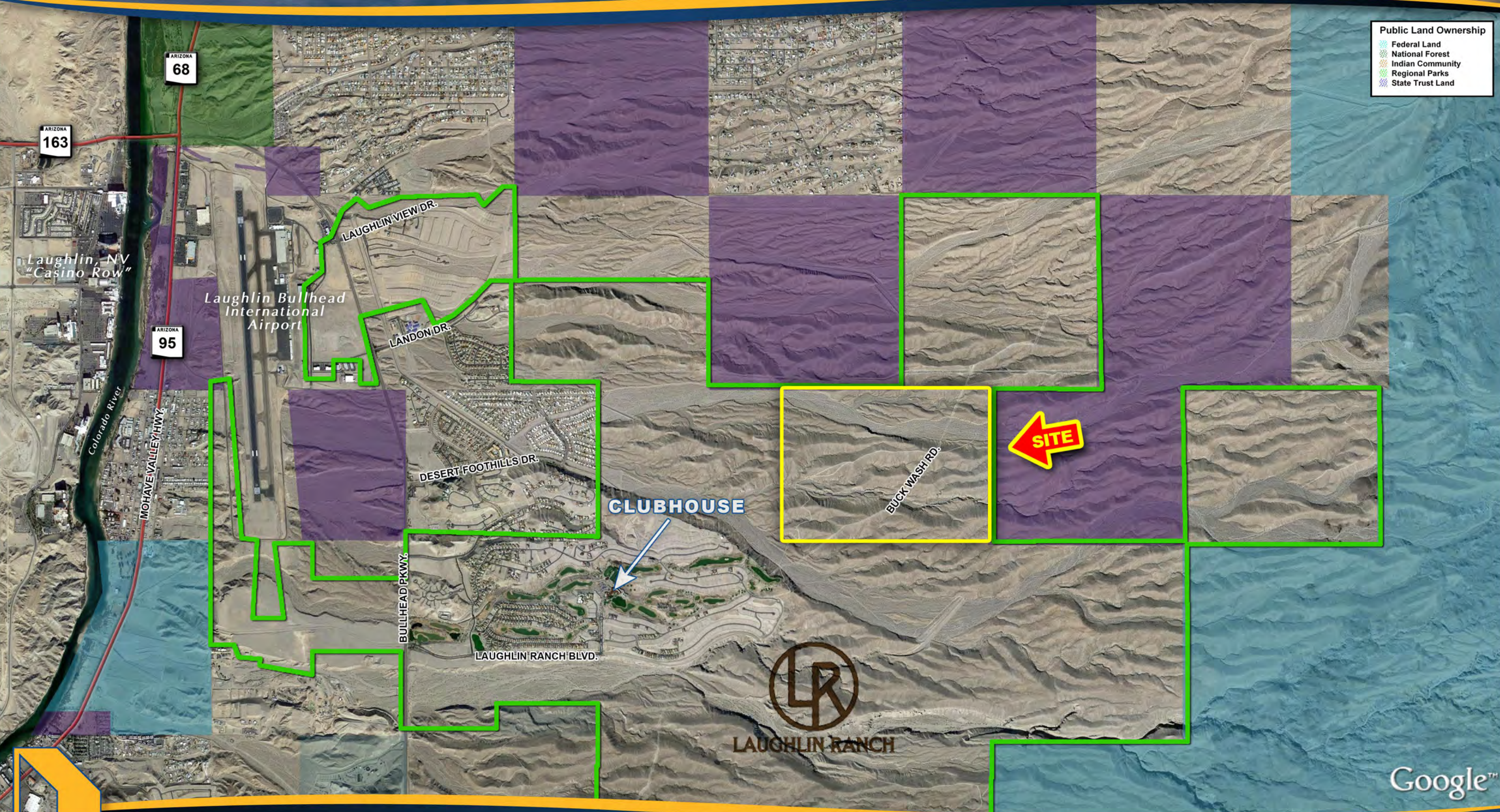


# LAUGHLIN RANCH

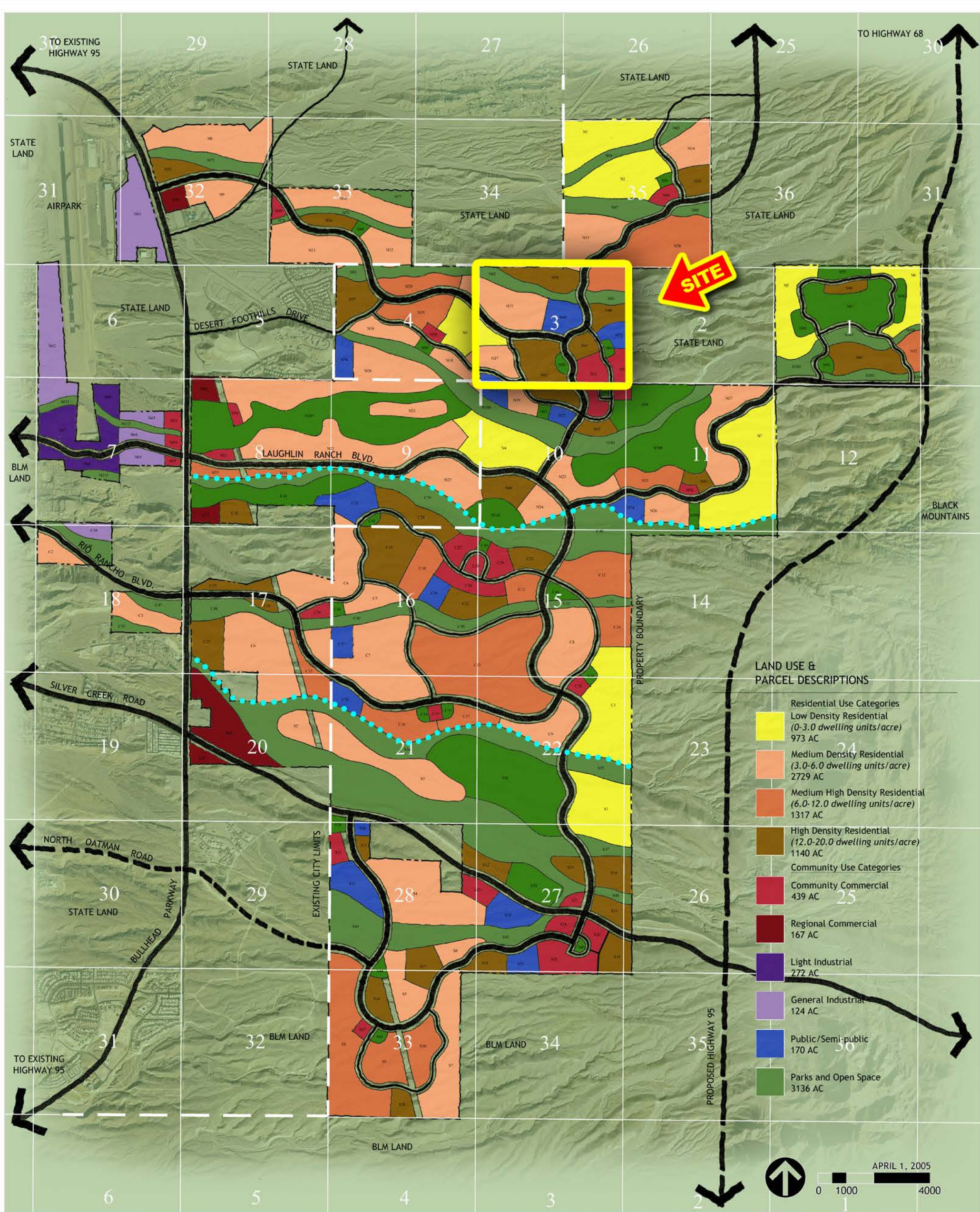
## SECTION 3

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land







**LAND USE & PARCEL DESCRIPTIONS**

Residential Use Categories	
	Low Density Residential (0-3.0 dwelling units/acre) 973 AC
	Medium Density Residential (3.0-6.0 dwelling units/acre) 2729 AC
	Medium High Density Residential (6.0-12.0 dwelling units/acre) 1317 AC
	High Density Residential (12.0-20.0 dwelling units/acre) 1140 AC
Community Use Categories	
	Community Commercial 439 AC
	Regional Commercial 167 AC
	Light Industrial 272 AC
	General Industrial 124 AC
	Public/Semi-public 170 AC
	Parks and Open Space 3136 AC

APRIL 1, 2005  
 0 1000 4000



**LAUGHLIN RANCH** LLC

**LAND USE & CIRCULATION PLAN**  
 Bullhead City, Arizona



Swack Partners, pllc  
 Architecture, Planning & Interiors