



**\$12,500**

- Lots / Land
- Active

## **W4XF+C6 SUNSITES, AZ, USA**

<https://rehomes.us>

Discover the idyllic charm of this 1.68-acre parcel nestled along paved Ironwood Rd, mere minutes from Sunsites and Cochise Stronghold in the Dragoon mountains. Embrace unparalleled tranquility and adventure with phenomenal hiking and rich historical sites nearby. Boasting panoramic mountain vistas in every direction, this double lot offers an ideal canvas for crafting your dream [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 72842.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-04-06T17:27:31.686

**Municipality/Zoning:** Cochise - SR-22

**View:** Mountain(s),Panoramic,Rural,Sunrise,Sunset

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22408639

**Lot Acres:** 1.68 acres

**Lot Dimensions:** 121'x602'

**Area:** Cochise

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## Description

**Legal Description:** Ariz Sun Sites #4 Lot 10 Blk 511 & Ariz Sun Sites #4 Lot 11 Blk 511

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## Building Details

**Lot Features:** Corner Lot,Dividable Lot,East/West Exposure,North/South Exposure

**Fence:** None

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Arizona Sun Sites

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** CC&Rs,Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** Property Line

**Distance to Utilities: Gas:** Propane Common

**Distance to Utilities: Electric:** approx 1,300ft

**Special Listing Conditions:** None

**Co-op Fee:** \$0

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 116-13-050

**Road Type:** Paved

**Terms:** Cash,Submit

**Distance to Utilities: Sewer:** Install Septic

**Distance to Utilities: Water:** Drill or Haul

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 498309

**Listing Office Address:** 169 N. Frontage Rd., Pearce, AZ 85625

**Listing Member Phone:** (520) 507-8348

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Url:** <http://realtyexecutivestucson.com>

**Office ID:** 20160307163058156273000000

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## Amenities & Features

**Neighborhood Feature:** Legal Access

**Gas: Location:** None

**Sewer: Location:** None

**Water: Location:** None

**Electric: Location:** None

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## Nearby Schools



**High School:** Valley Union  
**Middle School:** Pearce

**School District:** Pearce  
**Elementary School:** Pearce

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# Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$94.68

