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\$1,680,000

3122 S LITTLE EMIGRANT RD, BOWIE, AZ 85605, USA

<https://rehomes.us>

- Lots / Land
- Active



Incredible opportunity to purchase this large 1138.2 acre parcel of pristine Chiricahua mountain range property. The fenced parcel encompasses the Little Emigrant Canyon named for the pioneers travelling west, seeking an alternative route to the dangerous Apache Pass. The entire eastern fence borders BLM land. The natural spring near the southeast part of the parcel [...]

Basics



Category: Lots / Land

Lot size: 49579793.00 sq ft

County: Cochise

Entry Timestamp:
2023-05-01T15:23:13.779

Municipality/Zoning: Cochise - RU-4

Township: 15

Area: Cochise

Status: Active

Days On Market: 62

List Number Main: 22309496

Lot Acres: 1138.20 acres

Lot Dimensions: irregular

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

Property Use Type: Rural

Description

Legal Description: Lots 3&4 & Sw4 Sec4 248.85Ac; S2 Sec5 320Ac; N2 Sec8 320Ac; Lots 1&2 & Nw4 Sec9 249.35Ac All In T15 R29 1138.20Ac

Building Details

Lot Features: East/West Exposure,Hillside Lot,North/South Exposure

Fence: Barbed Wire,Field

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: None

Direction: S

Subdivision Restrict: **Age Restrictions:** No

Assessments: \$1,306

Fire Protection: None

Range: 29.00

Road Type: Dirt

Terms: Cash,Submit

Distance to Utilities: Sewer: install septic

Distance to Utilities: Water: Drill well

Phone: Location: None

Special Listing Conditions: None

Co-op Fee: \$4

Horse Property: Yes - By Zoning

Association & Fees: HOA: No

Section: 4

Tax Code: 304-22-001B

Property Disclosures: Seller Prop
Disclosure,Topographic Map

Road Maintenance: County

Distance to Utilities: Phone: 1000 ft

Distance to Utilities: Gas: Install propane

Distance to Utilities: Electric: 1000 ft

Listing Office

Listing Office ShortId: 51535

Listing Office Address: 7445 N Oracle Rd No. 201,
Tucson, AZ 85704

Office ID: 20180830164934316620000000

ListingOfficeName: Realty One
Group Integrity

Listing Member Phone: (520)
507-2903

Amenities & Features

Neighborhood Feature: Horses Allowed,None

Gas: None

Sewer: Location: None

Water: Spring

Electric: Location: None

Nearby Schools



High School: Bowie
Middle School: Bowie

School District: Bowie
Elementary School: Bowie

Fees and Taxes

Tax Year: 2022 **Taxes:** \$231.58

