



**\$100,000**

- Lots / Land
- Active

## **1206 ARROYO VISTA DR, BENSON, AZ 85602, USA**

<https://rehomes.us>



If you have heard the term "Sky Island" this lot is it. Four point one acres over looking the San Pedro Valley, Benson and all the surrounding mountain ranges. Cleared for a building site, ready for your dream home! Centrally located to Sierra Vista & 25 minutes to shopping in Tucson. Electric and water are on [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 174675.00 sq ft

**County:** Cochise

**Entry Timestamp:**  
2022-10-31T18:14:08.625

**Municipality/Zoning:** Cochise - RU4

**Township:** 17

**Area:** Benson/St. David

**Status:** Active

**Days On Market:** 245

**List Number Main:** 22227983

**Lot Acres:** 4.01 acres

**Lot Dimensions:** 121'x 752' x 351' x 634'

**View:** City,Mountain(s),Residential,Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** Lot 3 Per R/S Bk 57 Pg 28 Aka Por Of The E2 Of Pcl B Per R/S Bk1 Pg72 Sec 17-17-20 4.01Ac

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## Building Details

**Lot Features:** Cul-De-Sac,Subdivided

**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:** None

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 20.00

**Road Type:** Dirt

**Terms:** Cash,Submit

**Distance to Utilities: Sewer:** unknown

**Distance to Utilities: Water:** At Lot

**Phone: Location:** Unknown

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 17

**Tax Code:** 123-46-015J

**Property Disclosures:** Affidavit of Disclosure,Military Airport Vct,Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** No gas

**Distance to Utilities: Electric:** At Lot

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## Listing Office

**Listing Office ShortId:** 286603

**Listing Office Address:** 77 Calle Portal, Suite C-140, Sierra Vista, AZ 85635

**Listing Member Phone:** (520) 861-0587

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Url:** <https://www.tierraantigua.com/>

**Office ID:** 20100127072905176287000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water:** Pvt Well (Registered),Shared Well

**Electric: Location:** On Site

**Neighborhood Feature:** Horses Allowed

**Water: # Of Shared Well:** 5

**Gas:** None

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## Nearby Schools



**High School:** Benson  
**Middle School:** Benson

**School District:** Benson  
**Elementary School:** Benson

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# Fees and Taxes

**Tax Year:** 2021 **Taxes:** \$557.32

