



\$550,000

**13201 S FALLING STAR LN, PEARCE, AZ
85625, USA**

<https://rehomes.us>

Beautiful 40 acre ranch set near the base of the Chiricahua Mountains. Plenty of room to get on your horse and ride. Modern home with many upgrades. Breath taking views. Automatic front gate will bring you into this fenced property. Mature trees provide plenty of shade. Separate two car garage with room for a workshop. [...]

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



Ron Price

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 28

County: Cochise

Lot Acres: 40.00 acres

Lot Dimensions: 1321'x1323'x1323'x1323'

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 1742393.00 sq ft

MLS #: 22415112

Bathrooms Full: 2

List Number Main: 22415112

Municipality/Zoning: Cochise - RU-4

View: Mountains,Panoramic,Rural,Sunrise,Sunset

Description

Legal Description: Swne Sec 12-18-27 40.00Ac

Rooms

Sauna Level: Pearce

Kitchen Features: Pantry: Cabinet

Extra Room: None

Kitchen Features: Countertops: Tile

Dining Areas: Dining Area

Kitchen Features: Electric Range,Exhaust Fan,Microwave

Building Details

Lot Features: Dividable Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1654.00 sq ft

Stories: One

Fence: Barbed Wire

Garage/Carport Feat: Separate Storage Area

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing



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: N/A

Landscape - Front: Other: Natural Desert, Shrubs, Trees

Horse Property: Yes - By Zoning

Electric: Electric Company: SSVEC

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: Level

Assessments: \$26,366

Fire Protection: Subscription

Property Disclosures: Affidavit of Disclosure, Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Terms: Cash, Conventional, FHA, USDA, VA

Special Listing Conditions: None

Co-op Fee: \$2

Direction: S

Horse Facilities: Yes

Landscape - Rear: Other: Natural Desert

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: To Property Line

Community: None

Tax Code: 401-19-007M

Road Type: Dirt

Technology: Shingle, None

Listing Office

ListingOfficeName: Realty Executives
Arizona Territory

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

Listing Member Phone: (602) 478-1065

Listing Office Phone: (520) 877-4940

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

Units Information

Unit Level: 1



Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Septic
Primary Bathroom Features: Exhaust Fan
Pool: Conventional: No
Laundry: Dryer,Laundry Room,Washer
Main Cooling: Ceiling Fans Pre-Wired,Central Air
Patio/Deck: Covered
Security: None
Water: Domestic Well,Pvt Well (Registered)
Window Covering: Stay
Guest Facilities: None

Exterior Features: None
Neighborhood Feature: None
Fireplace Location: Other: Living Room
Assoc Amenities: None
Fireplace: Wood Burning
Main Heating: Heat Pump
Pool: None
Spa: None, None
Water Heater: Electric
Gas: Propane

Nearby Schools

High School: Valley Union
Elementary School: Pearce

Middle School: Pearce

Fees and Taxes

Tax Year: 2023

