



**\$119,900**

## **5VW6+4P SAN SIMON, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active



In the heart of Farming Country on the San Simon River. Three phase power on two sides, O'Neal (South boundary) and Riley (West boundary). Borders operating farms. San Simon area farms grow pistachio, pecan, alfalfa and cotton. Good water area. San Simon river traverses the north east 40 acres. Excellent water table. Listing includes tax [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 3484786.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2022-06-17T14:54:00.050

**Municipality/Zoning:** Cochise - RU4

**Township:** 14

**Area:** Cochise

**Status:** Active

**Days On Market:** 377

**List Number Main:** 22215880

**Lot Acres:** 160.00 acres

**Lot Dimensions:** 2640 x 2640

**View:** Mountain(s)

**Property Use Type:** Rural

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## Description

**Legal Description:** SE SW and W 1/2 SW and NE SW of Section 24, T14S, R31E, Cochise County, AZ.

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## Building Details

**Lot Features:** Dividable Lot

**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:** Unsubdivided

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 24

**Fire Protection:** None

**Range:** 31.00

**Road Type:** Dirt,Gravel

**Terms:** Cash

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** None

**Phone: Location:** None

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 304-04-026B

**Property Disclosures:** Affidavit of Disclosure,Flood Plain,Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** Lot Line - two sides

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## Listing Office

**Listing Office ShortId:** 3908

**ListingOfficeName:** Glenn Realty, LLC

**Listing Office Address:** 298 E 4th St, Benson, AZ 85602

**Listing Office Url:** <http://www.tucsonbensonrealestate.com>

**Listing Member Phone:** (520) 940-0915

**Office ID:** 20091207185623172878000000

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## Amenities & Features

**Sewer:** None

**Neighborhood Feature:** Horses Allowed,Legal Access

**Electric:** Electric Company

**Gas:** None

**Water: Location:** None

**Electric: Location:** Available

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## Nearby Schools



**High School:** San Simon  
**Middle School:** San Simon

**School District:** San Simon  
**Elementary School:** San Simon

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## Fees and Taxes

**Tax Year:** 2020                      **Association & Fees: HOA Amt (Monthly):** \$0  
**Taxes:** \$1,365.62

