



\$45,000

- Lots / Land
- Active

## 1765 CLUFF RANCH RD, PIMA, AZ 85543, USA

<https://rehomes.us>

This one-acre parcel in the Ash Creek Acres subdivision already has electric and water on it. With stunning views of Mount Graham and only 3 miles from the Cluff Ranch Wildlife area, this location is exceptional.



### Basics

**Category:** Lots / Land

**Lot size:** 46173.60 sq ft

**List Number Main:** 22413259

**Lot Acres:** 1.06 acres

**Lot Dimensions:** N/A

**Area:** Graham

**Status:** Active

**County:** Graham

**Entry Timestamp:** 2024-05-28T12:20:48.874

**Municipality/Zoning:** Graham - AR

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

**Property Use Type:** Residential



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## Description

**Legal Description:** Ash Creek Acres Lot 71

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## Building Details

**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:** Other/Unknown

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 104-21-071

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** on site

**Phone: Location:** Unknown

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** None

**Distance to Utilities: Gas:** unknown

**Distance to Utilities: Electric:** on site

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## Listing Office



**Listing Office ShortId:** 286612

**Listing Office Address:** 415 W Main St,  
Safford, AZ 85546

**Listing Member Phone:** (928) 965-5958

**ListingOfficeName:** Tierra Antigua Realty

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

**Office ID:** 20170510235433167108000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water:** Location: On Site

**Electric: Location:** On Site

**Neighborhood Feature:** Legal Access,Paved Street

**Water:** Water Company

**Gas: Location:** Unknown

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## Nearby Schools

**High School:** Pima High School

**Middle School:** Pima Junior High

**School District:** Pima Unified

**Elementary School:** Pima

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$55.48

