



**\$45,000**

- Lots / Land
- Active



## **X8M5+Q3 SUNIZONA, AZ, USA**

<https://rehomes.us>

20 Scenic acres in Southeastern Arizona near Pearce, Sunsites and Willcox. 360-degree mountain views, mild climate, Zoned RU-4 which is sought after and Ideal for Owner opt-out builds. NOT in a Flood Zone, on County PAVED & maintained Road & Electric Available at the lot line. Property is perfect for residential, or agriculture uses. Bring [...]

---

### **Basics**



**Category:** Lots / Land

**Lot size:** 871197.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-05-21T17:36:21.971

**Municipality/Zoning:** Cochise - RU-4

**Township:** 17

**Area:** Cochise

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22412672

**Lot Acres:** 20.00 acres

**Lot Dimensions:** 659' x 1321'

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

**Property Use Type:** Residential

Description

**Legal Description:** PARCEL B PER R/S BK 34, PG 100 AKA A POR OF SW4 OF SEC 3-17-26 20.00 AC

Building Details

**Lot Features:** Dividable Lot

**Fence:** None

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

**Direction:** E

**Subdivision Restrict:** **Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 401-01-005B

**Property Disclosures:** Affidavit of Disclosure, Public Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** cell service only

**Distance to Utilities: Gas:** install propane

**Distance to Utilities: Electric:** at lot line

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 26.00

**Road Type:** Paved

**Terms:** Cash

**Distance to Utilities: Sewer:**  
install septic

**Distance to Utilities: Water:** drill well

**Phone: Location:** None

---

## Listing Office

**Listing Office ShortId:** 286603

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

**Listing Member Phone:** (520) 508-4844

**ListingOfficeName:** Tierra Antigua Realty

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

**Office ID:** 20100127072905176287000000

---

## Amenities & Features

**Neighborhood Feature:** None

**Gas:** None

**Electric: Location:** Unknown

**Electric:** None

**Water: Location:** None

**Sewer: Location:** None

---

## Nearby Schools



**High School:** Valley High School  
**Middle School:** Elfrida

**School District:** Elfrida  
**Elementary School:** Elfrida

---

## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$10.86

