



\$159,000

**0000 SULPHUR CANYON RD, SAN SIMON, AZ
85632, USA**

<https://rehomes.us>

- Lots / Land
- Active



Experience the magic and wonder of Southeast Arizona from this one of a kind parcel! Enjoy epic views of the Chiricahua Mountains from anywhere on the lot. 600' deep registered private well, power at property and northern border is off a county-maintained road! Partially fenced home site, high desert plantings and grasslands. Cleared walk/drive paths [...]

Basics



Category: Lots / Land

Lot size: 1576866.00 sq ft

County: Cochise

Entry Timestamp: 2023-07-27T22:28:54.414

Municipality/Zoning: Cochise - RU-4

View: Mountain(s),Panoramic,Rural,Sunrise,Sunset

Property Use Type: Rural

Status: Active

Days On Market: 3

List Number Main: 22316137

Lot Acres: 36.20 acres

Lot Dimensions: 1787 x 1227 x 250 x 1715 x 1008

Area: Cochise

Description

Legal Description: Pcl B Per R/S Bk24 Pg78 Aka A Por Of Three Triangle Ranches Unit 1 Lots 21 & 28 Sec 30-18-32 36.20Ac

Building Details

Lot Features: Dividable Lot

Fence: Barbed Wire

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: No

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Tax Code: 402-79-004A

Road Type: Dirt

Terms: Cash,Owner Carry

Distance to Utilities: Sewer: buyer install septic

Distance to Utilities: Water: Well on lot

Phone: Location: On Site

Special Listing Conditions: None

Co-op Fee: \$5

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Fire Protection: None

Property Disclosures: Access,Affidavit of Disclosure,Deed Restrictions,Seller Prop Disclosure

Road Maintenance: County,None

Distance to Utilities: Phone: At Property line

Distance to Utilities: Gas: buyer to get propane

Distance to Utilities: Electric: At property line

Listing Office

Listing Office ShortId: 286603

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

Office ID: 20100127072905176287000000

ListingOfficeName: Tierra Antigua Realty

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

Amenities & Features

Sewer: Septic

Electric: Electric Company

Water: Private Well,Pvt Well (Registered)

Water: Location: On Site

Electric: Location: On Site

Neighborhood Feature: None

Assoc Amenities: None

Gas: Propane

Gas: Location: None

Sewer: Location: None





Nearby Schools

High School: San Simon

Middle School: San Simon

School District: San Simon

Elementary School: San Simon



Fees and Taxes

Tax Year: 2022

Taxes: \$437.22

