



**\$39,500**

## **855C+3G WILLCOX, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active



Priced to sell, this 39.62 acres offers convenience to town and privacy. Terrain runs from level rising to a rugged hillside which would offer a beautiful, elevated home site. Sweeping views and privacy abound. Area of custom homes yet true country living. Power is at the corner of Old Stewart and Wolf Court. Wolf Court is [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 1725840.00 sq ft

**County:** Cochise

**Entry Timestamp:**  
2024-05-18T06:35:08.686

**Municipality/Zoning:** Cochise - RU4

**Township:** 13

**Area:** Cochise

**Status:** Active

**Days On Market:** 10

**List Number Main:** 22412425

**Lot Acres:** 39.62 acres

**Lot Dimensions:** 1318.37 x 1305.71 x 1319.71 x 1316.91

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

**Property Use Type:** Rural

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## Description

**Legal Description:** Pcl 2 Per R/S Bk18 Pg29 Sec 18 T13S R25E.

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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:** None

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 18

**Tax Code:** 202-57-001W

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

**Road Maintenance:** None

**Distance to Utilities: Phone:** Cell Service Avail

**Distance to Utilities: Gas:** Use Propane

**Distance to Utilities: Electric:** Ckg

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 25.00

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** Install Septic

**Distance to Utilities: Water:** Drill well or haul

**Phone: Location:** None

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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.tucsonbenensonrealestate.com>

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

**Office ID:** 20091207185623172878000000

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## Amenities & Features

**Sewer:** None

**Neighborhood Feature:** None

**Electric:** Electric Company

**Water: Location:** None

**Gas: Location:** None

**Electric: Location:** Unknown





## Nearby Schools

**High School:** Willcox

**Middle School:** Willcox

**School District:** Willcox

**Elementary School:** Willcox



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$861.08

