



**\$75,000**

- Lots / Land
- Active

## **924 N MAMA FISH DR, BENSON, AZ 85602, USA**

<https://rehomes.us>



Completely fenced 4.02-acre horse property ready to build your dream home. Elevated build site with mountain views, mature trees, shared well & electric at lot line. Large 21×19 shop/out building (doors have been ordered) water line, valve/meter box at build site. Beautiful private location close Benson and 35min drive to Tucson.

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### **Basics**



**Category:** Lots / Land

**Lot size:** 175111.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-09-28T15:02:21.115

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

**Township:** 17

**Area:** Benson/St. David

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22320941

**Lot Acres:** 4.02 acres

**Lot Dimensions:** Unknown

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

**Property Use Type:** Residential

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## Description

**Legal Description:** PARCEL 1 PER AMENDED R/S BK37 PG87 AKA A POR OF E2NESW SEC 6-17-19 4.02AC

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## Building Details

**Fence:** Wire

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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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 124-04-005C

**Property Disclosures:** None,Property Profile

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** lot line

**Distance to Utilities: Gas:** None

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

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 6

**Fire Protection:** Subscription

**Range:** 19.00

**Road Type:** Dirt

**Terms:** Cash,Submit

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** Shared Well

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 5371

**Listing Office Address:** 13087 N Kenosha Bluff Drive, Marana, AZ 85658

**Office ID:** 20140519221538854948000000

**ListingOfficeName:** Cross-Over Realty, LLC

**Listing Member Phone:** (520) 256-7245

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## Amenities & Features

**Sewer:** None

**Water: # Of Shared Well:** 5

**Electric: Location:** Available

**Neighborhood Feature:** None

**Gas:** None

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## Nearby Schools



**High School:** Benson  
**Middle School:** Benson

**School District:** Benson  
**Elementary School:** Benson

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# Fees and Taxes

**Tax Year:** 2023 **Taxes:** \$475

