



**\$175,000**

- Lots / Land
- Active



## **XMRP+PF BENSON, AZ, USA**

<https://rehomes.us>

Discover endless possibilities on this 40-acre parcel of vacant land in Ocotillo Grande Ranches, perfectly situated within 1.5 miles of I-10 and a quick 5-minute drive from downtown Benson. Embrace the charm of small-town living with shopping, dining, and amenities at your fingertips. A mere 45-minute journey to Tucson ensures both country serenity and urban [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 1728454.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-08-26T10:52:42.668

**Municipality/Zoning:** Benson - R1 - 43

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

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22318404

**Lot Acres:** 39.68 acres

**Lot Dimensions:** 1321'x1306'x1320'x1309'

**Area:** Benson/St. David

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## Description

**Legal Description:** Ocotillo Grande Ranches (Survey Of) Lot 29 (Nw Nw) Sec 4 17 20 39 .68Ac

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## Building Details

**Lot Features:** Dividable Lot,East/West Exposure,North/South Exposure      **Fence:** Barbed 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:** Other/Unknown

**Direction:** W

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** Propane Common

**Distance to Utilities: Electric:** Property Line

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 123-08-015

**Road Type:** Paved

**Terms:** Cash,Submit

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

**Distance to Utilities: Water:** Drill or Haul

**Phone: Location:** Unknown

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## Listing Office

**Listing Office ShortId:** 498309

**Listing Office Address:** 169 N. Frontage Rd., Pearce, AZ 85625

**Listing Member Phone:** (520) 668-6874

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Url:** <http://realtyexecutivestucson.com>

**Office ID:** 20160307163058156273000000

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## Amenities & Features

**Neighborhood Feature:** Horses Allowed,Legal Access

**Water: Location:** None

**Electric: Location:** Available

**Electric:** Electric Company

**Gas: Location:** None

**Sewer: Location:** 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:** 2022 **Taxes:** \$3,293.26

