



\$45,000

- Lots / Land
- Active



VFJV+46 SUNIZONA, AZ, USA

<https://rehomes.us>

Escape to your own slice of paradise with this 40-acre gem in Sunizona, offering breathtaking views of the Chiricahua mountains. Conveniently situated just minutes from paved highway 181, yet tucked away enough to enjoy serene country living. Power lines can be found at the property line, enhancing development potential. Fully fenced and with the option [...]

Basics



Category: Lots / Land

Lot size: 1751976.00 sq ft

County: Cochise

Entry Timestamp: 2024-05-09T16:47:19.930

Municipality/Zoning: Cochise - RU-4

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

Property Use Type: Rural

Status: Active

Days On Market: 17

List Number Main: 22411641

Lot Acres: 40.23 acres

Lot Dimensions: 1323'x1323'x1323'x1325'

Area: Cochise

Description

Legal Description: Report Of Survey Bk 1 Pg 14 Turkey Creek Ranch Nws Sec 9 18 28 40.22Ac

Building Details

Lot Features: Dividable Lot,East/West Exposure,North/South Exposure **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: Turkey Creek Ranch

Direction: E

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Fire Protection: None

Property Disclosures: Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Distance to Utilities: Phone: Property Line

Distance to Utilities: Gas: Propane Common

Distance to Utilities: Electric: Property Line

Special Listing Conditions: None

Co-op Fee: \$5

Horse Property: Yes - By Zoning

Association & Fees: HOA: No

Community: None

Tax Code: 401-83-004

Road Type: Dirt

Terms: Cash,Submit

Distance to Utilities: Sewer: Install septic

Distance to Utilities: Water: Drill or Haul

Phone: Location: Available

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

Amenities & Features

Neighborhood Feature: Horses Allowed,Legal Access

Water: Stock Pond

Gas: Location: None

Sewer: Location: None

Electric: Electric Company

Water: Location: None

Electric: Location: Available

Nearby Schools



High School: Valley Union
Middle School: Pearce

School District: Pearce
Elementary School: Pearce

Fees and Taxes

Tax Year: 2023

Taxes: \$11.42

