



**\$35,000**

- Lots / Land
- Active



## H9CC+7H MCNEAL, AZ, USA

<https://rehomes.us>

Discover the perfect canvas for your rural dreams on this expansive 40-acre vacant land in McNeal, AZ. Nestled in a great location, it's only a short 30-minute drive to Douglas and 40 minutes to Bisbee, offering both convenience and seclusion. With serene surroundings, this quiet expanse guarantees privacy and bountiful nature especially during monsoon season [...]

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### Basics

**Category:** Lots / Land

**Lot size:** 1764906.00 sq ft

**List Number Main:** 22317515

**Lot Acres:** 40.53 acres

**Lot Dimensions:**  
1326'x1330'x1327'x1331'

**Area:** Cochise

**Status:** Active

**County:** Cochise

**Entry Timestamp:** 2023-08-15T10:31:39.092

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

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

**Property Use Type:** Rural



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## Description

**Legal Description:** Double E Ranch Lot 29-13 40.533Ac

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## Building Details

**Lot Features:** East/West Exposure,North/South Exposure

**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:** Other/Unknown

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 404-32-101

**Road Type:** Dirt

**Terms:** Cash,Submit

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

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

**Phone: Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** Available

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

**Distance to Utilities: Electric:** <0.5 miles or solar

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## Listing Office



**Listing Office ShortId:** 498309

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

**Listing Member Phone:** (520)  
507-8348

**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

**Gas: Location:** None

**Sewer: Location:** None

**Water: Location:** None

**Electric: Location:** None

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## Nearby Schools

**High School:** Valley Union

**Middle School:** Other

**School District:** Other

**Elementary School:** Other

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$318.12

