



\$79,900

X7VV+FJ SUNSITES, AZ, USA

<https://rehomes.us>

- Lots / Land
- Active

Prime farm-able land in the Sulphur Springs Valley. County maintained, hard surface road frontage. Electric and telephone on Parker Ranch Road. Sweeping views of the Valley, the Dragoon Mountains, Chihuahua Mountains and the Dos Cabezas Mountains.Seller will sell 051F for \$59,900 40 acres



Basics

Category: Lots / Land

Lot size: 1742400.00 sq ft

County: Cochise

Entry Timestamp: 2024-03-04T11:49:43.310

Municipality/Zoning: Cochise - RU4

Township: 16

Area: Cochise

Status: Active

Days On Market: 4

List Number Main: 22405592

Lot Acres: 40.00 acres

Lot Dimensions: Irregular

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

Property Use Type: Rural



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## Description

**Legal Description:** SWSE Sec 32, T16S R26E

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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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Subscription

**Range:** 26.00

**Road Type:** Dirt

**Terms:** Cash

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

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

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 32

**Tax Code:** 305-43-051D

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

**Road Maintenance:** County

**Distance to Utilities: Phone:** Parker Ranch Road

**Distance to Utilities: Gas:** Install Propane

**Distance to Utilities: Electric:** Parker Ranch Road

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## Listing Office



**Listing Office ShortId:** 3908  
**Listing Office Address:** 298 E  
4th St, Benson, AZ 85602  
**Listing Member Phone:** (520)  
940-0915

**ListingOfficeName:** Glenn Realty, LLC  
**Listing Office Url:** <http://www.tucsonbensonrealestate.com>  
**Office ID:** 20091207185623172878000000

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## Amenities & Features

**Neighborhood Feature:** None  
**Assoc Amenities:** None  
**Gas: Location:** None  
**Sewer: Location:** None

**Electric:** Electric Company  
**Water: Location:** None  
**Electric: Location:** Available

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## Nearby Schools

**High School:** Willcox  
**Middle School:** Willcox

**School District:** Willcox  
**Elementary School:** Willcox

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$351.08

