



**\$47,000**

- Lots / Land
- Active

## **40 ACRES, PARSONS DR**

<https://rehomes.us>

Discover the allure of this partially fenced, 40-acre sanctuary, enveloped by state land on two sides, ensuring unparalleled seclusion. An off-grid homesteader's dream, this parcel offers a rare canvas for crafting your ideal retreat. Embrace the freedom to roam on horseback amidst scenic vistas, with boundless riding opportunities at your doorstep. Revel in the tranquility [...]



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## **Basics**



**Category:** Lots / Land

**Lot size:** 1745878.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-05-17T08:44:53.776

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

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

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 10

**List Number Main:** 22412308

**Lot Acres:** 40.08 acres

**Lot Dimensions:** 1320'x1321'x1318'x1325'

**Area:** Cochise

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## Description

**Legal Description:** Report Of Survey Bk 2 Pg 87 Ash Creek Ranch Lot 172 Nwne Sec 27 1 8 27 40.08Ac

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## Building Details

**Lot Features:** Corner 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:** Ash Creek Ranch

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 401-75-002

**Road Type:** Dirt

**Terms:** Cash,Owner Carry,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

**Horse Property:** Yes - By Zoning

**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:** Install 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) 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

**Gas: Location:** None

**Sewer: Location:** None

**Water: Location:** None

**Electric: Location:** None





## Nearby Schools

**High School:** Valley Union

**Middle School:** Pearce

**School District:** Pearce

**Elementary School:** Pearce



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$392.06

