



\$44,900

- Lots / Land
- Active

## R9V9+72 SUNIZONA, AZ, USA

<https://rehomes.us>

This beautiful 40 acre property is all set for you to make into your dream location. With power available at the road build your perfect oasis. This level buildable property is ideal for a ranch or just someone wanting to get away. Kick back and watch the sunrise over the Chiricahua Mountains and set over [...]



### Basics

**Category:** Lots / Land

**Lot size:** 1745007.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-07-05T16:56:24.546

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

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 31

**List Number Main:** 22416764

**Lot Acres:** 40.02 acres

**Lot Dimensions:** 1319x1320x1321x1322

**Area:** Cochise



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## Description

**Legal Description:** Report Of Survey Bk 2 Pg 54 Ash Creek Ranch Lot 186 Swne Sec 30 1 8 27 40.06Ac

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## Building Details

**Lot Features:** Dividable Lot,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.

**Special Listing Conditions:** None

**Subdivision Name:** None

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

**Direction:** S

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$2,704

**Fire Protection:** Subscription

**Tax Code:** 401-72-003

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

**Road Type:** Dirt

**Road Maintenance:** None

**Terms:** Cash,Owner Carry

**Distance to Utilities: Phone:** Cellular

**Distance to Utilities: Sewer:** Instal Septic

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

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

**Distance to Utilities: Electric:** At the Road

**Phone: Location:** None

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## Listing Office



**Listing Office ShortId:** 498309

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

**Listing Member Phone:** (602)  
478-1065

**ListingOfficeName:** Realty Executives Arizona Territory

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

**Office ID:** 20160307163058156273000000

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## Amenities & Features

**Neighborhood Feature:** None

**Sewer: Other:** Install Septic

**Water: Location:** None

**Electric: Location:** Available

**Electric:** Electric Company

**Assoc Amenities:** None

**Gas: Location:** None

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## Nearby Schools

**High School:** Valley Union

**Middle School:** Ash Creek

**School District:** Other

**Elementary School:** Ash Creek

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$391.92

