



\$315,000

**4780 E LITTLE WING RD, DRAGOON, AZ
85609, USA**

<https://rehomes.us>

Nestled amidst the serene beauty of Texas Canyon, this picturesque property offers a unique and idyllic living experience. This 4 bedroom, 2 bath home is situated on 19.71 sprawling acres of land, that backs up to state land for uninterrupted views. this residence is a quintessential horse lover's paradise. Here, you'll find the perfect blend of [...]

- 4 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active



Kamya Newcomb

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1998

Bathrooms Full: 2

List Number Main: 22320599

Municipality/Zoning: Cochise - RU-4

Township: 16

Type: Manufactured Home

Bedrooms: 4 beds

Lot size: 858567.60 sq ft

MLS #: 22320599

County: Cochise

Lot Acres: 19.71 acres

Lot Dimensions: 649x1320

View: Desert,Mountains,Panoramic,Sunrise,Sunset

Description

Legal Description: Long Legal - See Attached

Rooms

Sauna Level: Benson

Kitchen Features: **Appliance Color:** White

Dining Areas: Breakfast Nook,Dining Area

Kitchen Features: Electric Oven,Electric Range,Gas Hookup Available,Microwave,Refrigerator

Kitchen Features: **Pantry:** Closet

Extra Room: **Other:** Tack Room

Extra Room: Arizona Room,Storage,Workshop

Building Details

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

of Carport Spaces: 0.00

Style: **Other:** MSFR

Construction: Metal

of Garage Spaces: 0.00

Fence: Barbed Wire,Field,Wire

Garage/Carport Feat: None

Basement: No

Floor Covering: **Other:** Scratch/water resist

Main House SqFt: 2016.00 sq ft

Stories: One

Construction Status: N/A



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: N/A

Landscape - Front: Other: Low Care,Natural Desert

Horse Property: Yes - By Zoning

Guest House SqFt: 0.0000

Landscape - Rear: Other: Natural Desert

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: None

Assessments: \$0

Community: None

Tax Code: 208-55-001B

Property Disclosures: Affidavit of Disclosure,Insurance Claims History Report

Road Maintenance: County

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: Yes

Electric: Electric Company: Sulpher

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Circular

Section: 18

Fire Protection: Included in Taxes

Range: 23.00

Road Type: Dirt

Technology: Shingle, Pre-Wired Sat Dish

Listing Office

ListingOfficeName: Engel & Volkers Tucson

Listing Office Address: 6151 E Grant Rd,
Tucson, AZ 85712

Listing Member Phone: (520) 245-8866

Listing Office Phone: (520) 954-5800

Listing Office Url:
<https://tucson.evrealstate.com/>

Units Information



Unit Level: 1

Amenities & Features

- Interior Features:** Ceiling Fan(s),Walk In Closet(s)
Sewer: Septic
Primary Bathroom Features: Double Vanity,Separate Shower(s),Soaking Tub
Pool: Conventional: No
Laundry: Dryer,Washer
Main Cooling: Ceiling Fans,Central Air,Mini-Split
Patio/Deck: Covered,Patio
Security: Gated,Smoke Detector(s)
Water: Water Company
Window Covering: Some
Guest Facilities: None
- Exterior Features:** Shed,Workshop
Neighborhood Feature: None
Fireplace Location: Other: Family Room
Assoc Amenities: None
Fireplace: See Through,Wood Burning
Main Heating: Electric,Mini-Split
Pool: None
Spa: None, None
Water Heater: Electric
Gas: None

Nearby Schools

- High School:** San Pedro Valley
Elementary School: Benson
- Middle School:** Benson

Fees and Taxes

- Tax Year:** 2022
- Assoc Fees Includes:** None

