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**\$32,000**

## **6067 W CROSS C RANCH RD, ELFRIDA, AZ 85610, USA**

<https://rehomes.us>

- Lots / Land
- Active



20 ACRES of very rugged terrain. Ideally suited for a hunting property. There is a large wash, perfect for 4-wheeler or ATVs. 2/3 of the property is hillside which is the perfect backstop for target practice! It's an Outdoor Enthusiast's paradise into hiking & camping. There is a capped well but the seller knows nothing [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 872939.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-12-16T12:43:41.308

**Municipality/Zoning:** Cochise - RU4

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

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22326995

**Lot Acres:** 20.00 acres

**Lot Dimensions:** approx 660' x 1320'

**Area:** Cochise

Description

**Legal Description:** Oakdale Ranches II Rep Of Sur Bk5 Pg82 82A The E2 Of Lot K Tog Wi Th Int In Wellsite Sec 30-19-25 20.035Ac

Building Details

**Lot Features:** Dividable Lot,Hillside Lot

**Fence:** None

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:** Oakdale Ranches

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 112-46-007B

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** install septic

**Distance to Utilities: Water:** on property

**Phone: Location:** None

**Special Listing Conditions:** No SPDS

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** None

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** checking

**Distance to Utilities: Gas:** propane is common

**Distance to Utilities: Electric:** checking

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## Listing Office

**Listing Office ShortId:** 2019

**Listing Office Address:** 585 N FRONTAGE RD, Pearce, AZ 85625

**Listing Member Phone:** (520) 507-1170

**ListingOfficeName:** Tombstone Real Estate

**Listing Office Url:** <http://www.tombstonerealestate.co>

**Office ID:** 20091207184657432247000000

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## Amenities & Features

**Sewer:** None

**Electric:** None

**Gas:** None

**Neighborhood Feature:** None

**Water:** Shared Well

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## Nearby Schools



**High School:** Valley High School  
**Middle School:** Elfrida

**School District:** Elfrida  
**Elementary School:** Elfrida

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## Fees and Taxes

**Tax Year:** 2022 **Taxes:** \$431.22

