



\$350,000

6080 E CATTLE DR, WILLCOX, AZ 85643, USA

<https://rehomes.us>

Escape to tranquility on this sprawling 40-acre ranch nestled in the heart of Willcox Wine Country, boasting panoramic mountain views. Immerse yourself in the peace and quiet of country living, while still enjoying convenient access to nearby schools, shopping, restaurants, and the acclaimed wineries of Willcox Wine Country. Savor tastings at local hotspots, explore Tirrito [...]

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



Krista Benavides

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2001

Days On Market: 39

County: Cochise

Lot Acres: 40.00 acres

Lot Dimensions: 1320'x1318'

View: Mountains,Panoramic,Rural

Type: Manufactured Home

Bedrooms: 3 beds

Lot size: 1742393.00 sq ft

MLS #: 22412932

Bathrooms Full: 2

List Number Main: 22412932

Municipality/Zoning: Cochise - RU-10

Township: 15

Description

Legal Description: CHIRICAHUA TRAIL RANCHES COCHISE UNIT (REPORT OF SURVEY LOT 121 (NE NE) SE0226 15 26 40.05AC

Rooms

Sauna Level: Willcox

Kitchen Features: **Countertops:** Laminate

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Desk,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

Dining Areas: **Other:** East in Kitchen

Kitchen Features: **Pantry:** Closet

Extra Room: None

Building Details



Lot Features: Dividable Lot,Subdivided

of Carport Spaces: 0.00

Floor covering: Carpet, Vinyl

Style: Other: Manufactured Home

of Garage Spaces: 0.00

Fence: Barbed Wire

Garage/Carport Feat: None

Construction: Other: Manufactured Home

Basement: No

Main House SqFt: 2176.00 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: Chiracahua Trail Ranches

Landscape - Front: Other: Trees

Horse Property: Yes - By Zoning

Electric: Electric Company: SSVEC

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: Ramped Main Level

Assessments: \$0

Community: None

Tax Code: 305-55-038

Property Disclosures: Flood Certification,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: Yes

Landscape - Rear: Other: None

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Circular

Section: 26

Fire Protection: Included in Taxes

Range: 26.00

Road Type: Dirt

Technology: Shingle, Pre-Wired Sat Dish,Telephone

Listing Office



ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 77 Calle Portal, Suite C-140, Sierra Vista, AZ 85635

Listing Member Phone: (520) 508-4844

Listing Office Phone: (520) 439-8888

Listing Office Url:
<https://www.tierraantigua.com/>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Skylight(s),Split Bedroom Plan,Walk In Closet(s)

Sewer: Septic

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only,Soaking Tub

Main Heating: Other: Propane

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Deck

Spa: None, None

Water Heater: Propane

Gas: Propane

Exterior Features: Shed,Workshop

Neighborhood Feature: None

Fireplace Location: Other: None

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air

Security: None

Water: Pvt Well (Registered)

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Willcox

Elementary School: Willcox

Middle School: Willcox

Fees and Taxes

Tax Year: 2023

