



**\$350,000**

## **6080 E CATTLE DR, WILLCOX, AZ 85643, USA**

<https://rehomes.us>

This stunning property offers everything you could want in a country home: a spacious manufactured home with 3 bedrooms and 2 baths, 40 acres of land with panoramic mountain views, a 48x12 horse shelter, a 2,500 water tank, a 20x20 workshop, a 24x30 workshop with electric and wall AC, a 10x10 storage shed, several pens [...]

- 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:** 4

**County:** Cochise

**Lot Acres:** 40.00 acres

**Lot Dimensions:** 1320' x 1322'

**View:** Mountains,Panoramic,Pasture,Rural

**Type:** Manufactured Home

**Bedrooms:** 3 beds

**Lot size:** 1742393.00 sq ft

**MLS #:** 22320620

**Bathrooms Full:** 2

**List Number Main:** 22320620

**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

**Dining Areas: Other:** Eat In Kitchen

**Kitchen Features:**  
**Pantry:** Closet

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Extra Room:** None

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

---

## Building Details

**Lot Features:** Dividable Lot,North/South Exposure

**Garage/Carport Feat:** None

**# of Carport Spaces:** 0.00

**Construction: Other:** Manufactured Home

**Floor covering:** Carpet, Vinyl

**Basement:** No

**Style: Other:** Manufactured Home

**Main House SqFt:** 2176.00 sq ft

**# of Garage Spaces:** 0.00

**Stories:** One

**Fence:** Barbed Wire,Field

**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:** Military 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, None

---

## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 167 N Haskell Ave,  
Willcox, AZ 85643

**Listing Member Phone:** (520) 508-4844

**Listing Office Phone:** (520) 508-4844

**Listing Office Url:**  
<http://www.tierraantigua.com>

---

## Amenities & Features



**Interior Features:** Dual Pane Windows,Solar Tube(s),Split Bedroom Plan

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Jetted Tub,Separate Shower(s)

**Main Heating: Other:** Propane- owned

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Deck

**Security:** Gated

**Water:** Pvt Well (Registered)

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** Shed,Workshop

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Propane

**Gas:** Propane

---

## Nearby Schools

**High School:** Willcox

**Elementary School:** Willcox

**Middle School:** Willcox

---

## Fees and Taxes

**Tax Year:** 2022

