



**\$175,000**

## **6936 N DOUBLE ADOBE RD, MCNEAL, AZ 85617, USA**

<https://rehomes.us>

Discover endless possibilities with this unique property on nearly 20 acres! Fully fenced and cross-fenced, it's perfect for horses or cattle. The 4800-watt grid-tie solar system, paid off at closing, slashes your electricity costs. Enjoy a brand-new 1.5 HP pump and pressure tank in the well. The old homestead building, currently a chicken coop and [...]

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



**John Shaver**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1974

**Days On Market:** 4

**County:** Cochise

**Lot Acres:** 19.39 acres

**Lot Dimensions:** 1300'x661'x1306'x661'

**Type:** Manufactured Home

**Bedrooms:** 3 beds

**Lot size:** 844625.00 sq ft

**MLS #:** 22417732

**Bathrooms Full:** 1

**List Number Main:** 22417732

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

**View:** Mountains,Panoramic,Rural,Sunrise,Sunset

Description

**Legal Description:** Long legal description in Listing Office

Rooms

**Sauna Level:** Other

**Dining Areas:** Dining Area

**Extra Room:** Storage,Workshop

**Kitchen Features:** Gas Oven,Gas Range,Refrigerator

Building Details

**Lot Features:** Dividable Lot,East/West Exposure

**# of Carport Spaces:** 1.00

**Floor Covering: Other:** plywood

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** N/A

**Garage/Carport Feat:** Detached

**Basement:** Yes

**Main House SqFt:** 1536.00 sq ft

**Stories:** One

**Fence:** Barbed Wire

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,Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** SSVEC

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** N

**Horse Facilities:** Yes

**Landscape - Rear: Other:** Low Care,Natural Desert,Trees

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Community:** None

**Tax Code:** 407-05-007

**Road Type:** Paved

**Technology:** Metal, Telephone

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## Listing Office

**ListingOfficeName:** Realty Executives  
Arizona Territory

**Listing Office Phone:** (520) 877-4940

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

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

**Listing Member Phone:** (520) 507-8348

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s),Walk In Closet(s)	<b>Exterior Features:</b> Native Plants,Workshop
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> Horses Allowed,Paved Street
<b>Electric:</b> Solar PV System	<b>Primary Bathroom Features:</b> Double Vanity,Shower Only
<b>Fireplace Location:</b> <b>Other:</b> None	<b>Main Heating:</b> <b>Other:</b> Propane
<b>Water:</b> <b>Other:</b> 2 wells on property	<b>Patio/Deck:</b> <b>Other:</b> Front & Back
<b>Pool:</b> <b>Conventional:</b> No	<b>Laundry:</b> Dryer,Outside,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Window Unit(s)
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> Covered,Patio,Slab
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> Private Well,Pvt Well (Registered)	<b>Water Heater:</b> Propane
<b>Window Covering:</b> Stay	<b>Gas:</b> Propane
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Valley Union	<b>Middle School:</b> Other
<b>Elementary School:</b> Other	

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## Fees and Taxes

**Tax Year:** 2023

