



**\$225,000**

**710 S RUSTIC WAY, THATCHER, AZ 85552, USA**

<https://rehomes.us>

Welcome home to this beautifully maintained property, centrally located in Thatcher on .46 acres! With easy access to parks, trails, shopping, and off-road adventures, and an affordable price. This listing won't last long! As you enter you are greeted by a spacious living area that flows into the kitchen, and dining area, Creating an inviting [...]

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



**Jessica Bodine**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2017

**Bathrooms Full:** 2

**List Number Main:** 22413753

**Municipality/Zoning:** Graham - R-R

**Township:** 117

**Type:** Manufactured Home

**Bedrooms:** 2 beds

**Lot size:** 19954.84 sq ft

**MLS #:** 22413753

**County:** Graham

**Lot Acres:** 0.46 acres

**Lot Dimensions:** 221' x 90''

**View:** Mountains,Residential,Sunrise

Description

**Legal Description:** Com Sw Cor Se4 Se4 Sec 11 T7s R25e Th N89d43'0"E 693.00' Th N217.80' To Pob Th N0d17'0"W 220.92' Th N89d43'0"E 90.

Rooms

**Sauna Level:** Thatcher Unified

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Range,Exhaust Fan,Refrigerator

**Kitchen Features:** **Countertops:** Laminate

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Garage/Carport Feat:** None

**Floor covering:** Laminate

**Fence: Other:** White Vinyl

**Main House SqFt:** 1120.00 sq ft

**Stories:** One

**Construction Status:** N/A



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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Special Listing Conditions:** None

**Subdivision Name:** Unsubdivided

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

**Landscape - Front:** Other: Decorative Gravel,Desert Plantings

**Direction:** S

**Horse Property:** Yes - By Zoning

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric:** Electric **Company:** Co-Op

**Landscape - Rear:** Other: Decorative Gravel,Desert Plantings

**Subdivision Restrict:** **Deed Restrictions:** No

**Subdivision Restrict:** **Age Restrictions:** No

**Association & Fees:** **HOA:** No

**Home Protection:** **Offered:** No

**Accessibility Option:** None

**Driveway:** Circular

**Assessments:** \$10,065

**Section:** 25

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 104-29-129

**Range:** 7.00

**Property Disclosures:** Affidavit of Disclosure,Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure

**Road Type:** Dirt

**Road Maintenance:** None

**Technology:** Shingle, None

**Terms:** Cash,Conventional,FHA,USDA,VA

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (928) 985-1400

**Listing Office Address:** 415 W Main St, Safford, AZ 85546

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

**Listing Member Phone:** (928) 651-8412

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## Units Information



Unit Level: 1

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## Amenities & Features

<b>Interior Features:</b> Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Storage,Walk In Closet(s),Whl Hse Air Filt Sys	<b>Exterior Features:</b> Shed
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> Horses Allowed
<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> None
<b>Laundry:</b> Laundry Room	<b>Fireplace:</b> None
<b>Main Cooling:</b> Attic Fan,Ceiling Fans,Central Air,ENERGY STAR Qualified Equipment	<b>Main Heating:</b> Electric,Forced Air
<b>Patio/Deck:</b> Covered,Deck	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> None
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Thatcher	<b>Middle School:</b> Thatcher
<b>Elementary School:</b> Jack Daley	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> None
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