



**\$145,000**

**755 E SANDHILL LN, DOUGLAS, AZ 85607, USA**

<https://rehomes.us>

- Lots / Land
- Active



HUGE PRICE REDUCTION!!! A fabulous opportunity for someone looking for a great setup for a horse property or small cattle operation. Close to 80 acres with assorted corrals, pens, and horse turn outs as well as an existing foundation for a feeding operation. Power on the property plus a private well make setting up a [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 3421638.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2022-10-31T08:59:03.956

**Municipality/Zoning:** Cochise - R-36

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

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 240

**List Number Main:** 22227931

**Lot Acres:** 78.55 acres

**Lot Dimensions:**  
2621'x637'x702'x1367'x643'x689'x1280'x1320'

**Area:** Cochise

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## Description

**Legal Description:** Douglas Ranchitos #1 Lots 12 13 14 & 15 xNw Se Ex S40' Sec 25 23 27 38.793Ac

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## Building Details

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

**Fence:** Barbed Wire,Wire

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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.

**Subdivision Name:** Other/Unknown

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** No

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** Affidavit of Disclosure, Seller Prop Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** Propane Common

**Distance to Utilities: Electric:** APS

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 407-53-014A

**Road Type:** Dirt

**Terms:** Cash, Submit

**Distance to Utilities: Sewer:** Install Septic

**Distance to Utilities: Water:** On-Site

**Phone: Location:** Unknown

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## Listing Office

**Listing Office ShortId:** 498309

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

**Listing Member Phone:** (520) 668-6874

**ListingOfficeName:** Realty Executives Arizona Territory

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

**Office ID:** 20160307163058156273000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Gas:** None

**Electric: Location:** On Site

**Neighborhood Feature:** Horses Allowed

**Water:** Pvt Well (Registered)

**Water: Location:** On Site

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## Nearby Schools



