



**\$165,000**

## **766 W CORONADO TRAIL, ELGIN, AZ 85611, USA**

<https://rehomes.us>

Great vacation property for fishing and hunting. Just minutes from Parker Canyon Lake. Less than 2 hours from Tucson. Only about a half hour from Sierra Vista for shopping. 2.53 acres on Highway 83 just minutes from the Lake. Seller will provide water and septic. Additional land available. See MLS#22415942. Taxes shown are for a [...]

- Lots / Land
- Active



### **Basics**



**Category:** Lots / Land

**Lot size:** 110200.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-06-30T16:42:22.102

**Municipality/Zoning:** Cochise - RU-2

**Township:** 23

**Area:** Cochise

**Status:** Active

**Days On Market:** 39

**List Number Main:** 22416315

**Lot Acres:** 2.53 acres

**Lot Dimensions:** 358' x 241' x 128' x 483' x 178' x 37"

**View:** Rural,Wooded

**Property Use Type:** Rural

Description

**Legal Description:** A 2.53 acre ptn of the S2 NW4 Sec 17, T23S, R19E, G&SRB&M, Cochise Co, AZ

Building Details

**Fence:** Other: new wire fencing

**Fence:** 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:** Unsubdivided

**Direction:** S

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

**Assessments:** \$0

**Community:** None

**Tax Code:** 105-28-006

**Property Disclosures:** Affidavit of Disclosure, CC&Rs, Seller Prop Disclosure, Surveyed Plat

**Road Maintenance:** County

**Distance to Utilities: Phone:** n/a

**Distance to Utilities: Gas:** use propane

**Distance to Utilities: Electric:** n/a

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Section:** 17

**Fire Protection:** None

**Range:** 19.00

**Road Type:** Paved

**Terms:** Cash, Conventional, Owner Carry, Submit

**Distance to Utilities: Sewer:** on-site

**Distance to Utilities: Water:** to be on-site

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 4356

**ListingOfficeName:** The Negotiators Realty

**Listing Office Address:** 7655 N Wade Road, Tucson, AZ 85743

**Listing Member Phone:** (520) 742-1410

**Office ID:** 20091207185632697654000000

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## Amenities & Features

**Sewer:** Septic

**Neighborhood Feature:** Horses Allowed, Lake, Paved Street

**Electric:** None

**Water: # Of Shared Well:** 4

**Water:** Shared Well

**Gas:** None, Propane





## Nearby Schools

**High School:** Elgin

**Middle School:** Elgin

**School District:** Elgin

**Elementary School:** Stella Mayfield



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$1,424.98

