



**\$229,900**

- Lots / Land
- Active

## **7668 BEAR TRACK TRAIL, WILLCOX, AZ 85643, USA**

<https://rehomes.us>



Working wells and electric on property that consists of 3 parcels of land totaling 119.73 acres located on corner of Chambers and Bear Track Trail. 3 wells, 1 is in current use, wells to be verified by Buyer. The property is currently being used by farmer's cows (electric fencing and corals do not convey). There [...]

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### **Basics**



**Category:** Lots / Land  
**Lot size:** 5215438.80 sq ft  
**County:** Cochise  
**Entry Timestamp:** 2022-08-12T18:00:59.835  
**Municipality/Zoning:** Cochise - RU-4  
**Township:** 15  
**Area:** Cochise

**Status:** Active  
**Days On Market:** 320  
**List Number Main:** 22221329  
**Lot Acres:** 119.73 acres  
**Lot Dimensions:** 3 Parcels - Irregular  
**View:** Mountain(s),Panoramic,Pasture,Rural  
**Property Use Type:** Rural

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## Description

**Legal Description:** Call Listing Office - Shortened: Chiricahua Trail Farms Lot 194(39.86Ac), 195(39.92Ac) & 196(39.95Ac) = Total 119.73 ac

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## Building Details

**Lot Features:** Corner Lot,Dividable Lot  
**Fence:** None

**Fence: Other:** See remarks

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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:** Chiracahua Trail Ranches

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 32

**Fire Protection:** Subscription

**Range:** 26.00

**Road Type:** Dirt

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** Property Septic Tank

**Distance to Utilities: Water:** On Property

**Phone: Location:** None

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-56-006

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** Need

**Distance to Utilities: Electric:** On Property

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## Listing Office

**Listing Office ShortId:** 4610

**ListingOfficeName:** RE/MAX High Desert Realty

**Listing Office Address:** 112 E. Maley St, Willcox, AZ 85643

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

**Listing Member Phone:** (520) 254-2452

**Office ID:** 20091207185727243496000000

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## Amenities & Features

**Sewer:** Septic

**Neighborhood Feature:** Horses Allowed,Legal Access

**Electric:** Electric Company

**Water:** Domestic Wells,Irrigation Well,Pvt Well (Registered)

**Gas:** None



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## Nearby Schools

**High School:** Willcox

**Middle School:** Willcox

**School District:** Willcox

**Elementary School:** Willcox

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## Fees and Taxes

**Tax Year:** 2021

**Taxes:** \$1,482.78

