



\$240,000

X33H+54 SUNSITES, AZ, USA

<https://rehomes.us>

- Lots / Land
- Active

This is the 2nd 80 AC. Offered as (2) 40 AC parcels approx 2.5 miles to Cochise Stronghold Campground. Most of the larger parcels have been in the same family for generations. Don't let this one slip by because once it's gone, it's GONE! There are (5) 40 acre parcels already surveyed but the survey [...]



Basics

<b>Category:</b> Lots / Land	<b>Status:</b> Active
<b>Lot size:</b> 3484800.00 sq ft	<b>Days On Market:</b> 32
<b>County:</b> Cochise	<b>List Number Main:</b> 22416676
<b>Entry Timestamp:</b> 2024-07-04T13:54:00.627	<b>Lot Acres:</b> 80.00 acres
<b>Municipality/Zoning:</b> Cochise - RU4	<b>Lot Dimensions:</b> Approx 2640' x 1320' (1/2 mile x 1/4 mile)
<b>View:</b> Mountain(s),Panoramic,Pasture,Sunrise,Sunset	<b>Area:</b> Cochise
<b>Property Use Type:</b> Rural	



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## Description

**Legal Description:** New legal description to come

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## Building Details

**Lot Features:** Dividable Lot,Subdivided

**Fence: Other:** Partial

**Fence:** Barbed 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.

**Special Listing Conditions:** None

**Subdivision Name:** N/A

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** None

**Tax Code:** 119-13-004Z

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Dirt

**Road Maintenance:** Owner Maintenance

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

**Distance to Utilities: Phone:** 1/4 mile on Ironwood

**Distance to Utilities: Sewer:** install septic

**Distance to Utilities: Gas:** propane is common

**Distance to Utilities: Water:** Drill well

**Distance to Utilities: Electric:** 1/4 mile on Ironwood

**Phone: Location:** Available

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## Listing Office



**Listing Office ShortId:** 2019  
**Listing Office Address:** 585 N  
FRONTAGE RD, Pearce, AZ 85625  
**Listing Member Phone:** (520)  
507-1170

**ListingOfficeName:** Tombstone Real Estate  
**Listing Office Url:** <http://www.tombstonerealestate.co>  
**Office ID:** 20091207184657432247000000

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## Amenities & Features

**Sewer:** None  
**Gas:** None  
**Electric: Location:** Available

**Neighborhood Feature:** None  
**Water: Location:** None

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## Nearby Schools

**High School:** Benson  
**Middle School:** Benson

**School District:** Benson  
**Elementary School:** Benson

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$25

