



**\$100,000**

## **X7VF+F4 SUNSITES, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active



Prime farm able land in the Sulphur Springs Valley. County maintained, hard surface road frontage. Electric and telephone on Parker Ranch Road. Seller will sell 80 acres or 40 acres, buyer's choice. Sweeping views of the Valley, the Dragoon Mountains, Chiricahua Mountains and the Dos Cabezas Mountains. Two tax codes: 305-43-051F and 305-43-051D.

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### **Basics**



**Category:** Lots / Land

**Lot size:** 1742393.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-01-19T05:34:19.224

**Municipality/Zoning:** Cochise - RU4

**Township:** 16

**Area:** Cochise

**Status:** Active

**Days On Market:** 13

**List Number Main:** 22401609

**Lot Acres:** 80.00 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Rural

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## Description

**Legal Description:** The NESW and SWSE Sec 32, T16S R26E

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## Building Details

**Lot Features:** Dividable Lot

**Fence:** None

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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:** None

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Subscription

**Range:** 26.00

**Road Type:** Dirt

**Terms:** Cash

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

**Distance to Utilities: Water:** Drill or haul

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 32

**Tax Code:** 305-43-051F

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

**Road Maintenance:** County

**Distance to Utilities: Phone:** Parker Ranch Road

**Distance to Utilities: Gas:** Install Propane

**Distance to Utilities: Electric:** Parker Ranch Road

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## Listing Office

**Listing Office ShortId:** 3908

**ListingOfficeName:** Glenn Realty, LLC

**Listing Office Address:** 298 E 4th St, Benson, AZ 85602

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

**Listing Member Phone:** (520) 940-0915

**Office ID:** 20091207185623172878000000

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## Amenities & Features

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas: Location:** None

**Sewer: Location:** None

**Electric:** Electric Company

**Water: Location:** None

**Electric: Location:** Available





## Nearby Schools

**High School:** Willcox

**Middle School:** Willcox

**School District:** Willcox

**Elementary School:** Willcox



## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$351.08

