



**\$180,000**

**825 SWEETWATER RD, DUNCAN, AZ 85534, USA**

<https://rehomes.us>

Embrace the opportunity to customize and renovate this minimal needs fixer-upper to your exact specifications creating the retreat of your dreams. Discover tranquility and potential in this charming home nestled within a serene rural setting. Situated on a vast 5.96 acres with ample space to spread out. This home offers seclusion and privacy with few [...]

- 4 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active



**George Mattice**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2002

**Days On Market:** 22

**County:** Greenlee

**Lot Acres:** 5.96 acres

**Lot Dimensions:** irregular

**Type:** Manufactured Home

**Bedrooms:** 4 beds

**Lot size:** 259618.00 sq ft

**MLS #:** 22409303

**Bathrooms Full:** 2

**List Number Main:** 22409303

**Municipality/Zoning:** Other - SFR

**View:** Mountains,Panoramic

Description

**Legal Description:** A Parcel Of Land Located In The Sw4 Sec 34 T7s R31e; Com At The 1 /16 Cor; Th S 00Deg 02' 30W 856.7'AndPob.ThS00Deg 02

Rooms

**Sauna Level:** Duncan Unified

**Extra Room:** Bonus Room

**Dining Areas:** Dining Area

**Kitchen Features:** Gas Hookup Available

Building Details

**Lot Features:** Elevated Lot

**# of Carport Spaces:** 0.00

**Floor Covering:** Other: none

**Main House SqFt:** 1960.00 sq ft

**Stories:** One

**Fence:** Barbed Wire

**Garage/Carport Feat:** Separate Storage Area

**Basement:** No

**Construction:** Siding

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** N/A

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:** N/A

**Landscape - Front: Other:** None

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Community:** None

**Tax Code:** 400-45-002D

**Road Type:** Dirt

**Technology:** Shingle, None

**Special Listing Conditions:** No Insurance Claims History Report

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

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** Duncan Valley Electr

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Ramped Main Level

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** None

**Road Maintenance:** County

**Terms:** Cash

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 415 W Main St,  
Safford, AZ 85546

**Listing Member Phone:** (928) 322-2396

**Listing Office Phone:** (928) 985-1400

**Listing Office Url:**  
<https://www.tierraantigua.com/>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Skylight(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Shower & Tub,Soaking Tub

**Main Cooling: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

**Patio/Deck:** None

**Security:** None

**Water:** Private Well

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** Shed,Workshop

**Neighborhood Feature:** Horses  
Allowed

**Fireplace Location: Other:** None

**Sewer: Other:** 2 septic tanks

**Laundry:** Laundry Closet

**Main Heating:** None

**Pool:** None

**Spa:** None, None

**Water Heater:** Propane

**Gas:** Propane

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## Nearby Schools

**High School:** Duncan

**Elementary School:** Duncan

**Middle School:** Duncan

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## Fees and Taxes

**Tax Year:** 2023

