

Calling all horse lovers! Don't miss this unique opportunity to own your own equestrian retreat! This 6.54 Acre property has both a domestic and irrigation well. An irrigated, 3 acre giant Bermuda pasture, a dressage arena measuring roughly 66'x198', hay barn measuring roughly 42'x25', and a 5 stable horse barn with a tack room and run outs for each 16'x14' stall. The barn floor is completely matted, and has LED alley and stall lights. Front paddock and both front and back yard of the house have sprinkler systems and all are set up on timers. Domestic well was upgraded this year to a 1.5 hp pump and 2 new pressure tanks were added. There is also a full RV hookup for your guests! The home that comes with this amazing property is a 3 bedroom 2 bath with a split floor plan. Brand new HVAC system in 2022, and new engineered hardwood flooring throughout. The home has vaulted ceilings and a walk in bay in the dining area. The water supply to the refrigerator has a reverse osmosis system for your convenience. The master ensuite bathroom features a large walk in closet, separate shower, and large soaking tub, along with a dual sink vanity. Kitchen has stainless appliances and all will be staying with the home. Grow your own feed for your horses and sell off what you don't need! You could also charge to board other horses and rent out the RV space.

\$575,000

909 E MOURNING DOVE LN, SAFFORD, AZ 85546, USA

<https://rehomes.us>

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- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



Stephanie Southerland

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2008

Days On Market: 10

County: Graham

Lot Acres: 6.54 acres

Lot Dimensions: Irregular, buyer to verify

View: Mountains,Pasture,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 284882.00 sq ft

MLS #: 22323163

Bathrooms Full: 2

List Number Main: 22323163

Municipality/Zoning: Other - CALL

Township: 8

Description

Legal Description: Long legal, in file

Rooms

Sauna Level: Safford Unified

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Office

Building Details



Lot Features: Adjacent to Wash,East/West Exposure,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1924.00 sq ft

Stories: One

Fence: See Remarks

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Engineered Wood

Construction: Frame,Stucco Finish

of Garage Spaces: 2.00

Style: Ranch

Construction Status: Existing

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: Unsubdivided

Landscape - Front: Other:
Grass,Shrubs,Sprinkler/Drip,Trees

Horse Property: Yes - By Zoning

Electric: Electric Company: GCEC

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: Door Levers,Level

Assessments: \$0

Community: None

Tax Code: 106-28-007D

Property Disclosures: Affidavit of Disclosure,Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Terms: Cash,Conventional,FHA,VA

Co-op Fee: \$3

Direction: E

Horse Facilities: Yes

Landscape - Rear: Other:
Grass,Sprinkler/Drip,Trees

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Car(s) Pad,Circular

Section: 28

Fire Protection: Included in Taxes

Range: 26.00

Road Type: Dirt

Technology: Shingle, High Speed Internet,Pre-Wired Srnd Snd

Listing Office



ListingOfficeName: Tierra Antigua Realty

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

Listing Office Phone: (928) 985-1400

Listing Member Phone: (928) 965-5010

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

Sewer: Septic

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Fireplace Location: Other: Great Room

Laundry: Dryer,Electric Dryer Hookup,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio

Security: Alarm Installed,Smoke Detector(s)

Water: Domestic Well,Irrigation Well,Private Well

Window Covering: Some

Exterior Features: See Remarks

Neighborhood Feature: Horses Allowed

Guest Facilities: Other: Full RV Hookup

Pool: Conventional: No

Fireplace: Pellet Stove,See Remarks

Main Heating: Forced Air,Heat Pump

Pool: None

Spa: None, None

Water Heater: Electric

Gas: None

Nearby Schools

High School: Safford

Elementary School: Safford Elementary School

Middle School: Safford Middle School





Fees and Taxes

Tax Year: 2023

