



\$750,000

- Lots / Land
- Active

RQXW+GP SAINT DAVID, AZ, USA

<https://rehomes.us>

"Riverbend 2, the Peninsula" – this 37.6-acre farm style lot has a pond that surrounds a Peninsula home site. The pond is supplied water by the St David "Ditch" which dates back to 1900's and supports historic farming requirements.(See attached document) Borders BLM / Riparian area to the west.Seller financing available.



Basics

Category: Lots / Land

Lot size: 1611720.00 sq ft

County: Cochise

Entry Timestamp: 2023-08-07T15:06:35.083

Municipality/Zoning: Cochise - R-36

View: Mountain(s),Panoramic

Property Use Type: Rural

Status: Active

Days On Market: 9

List Number Main: 22316932

Lot Acres: 37.60 acres

Lot Dimensions: Irregular

Area: Benson/St. David



Description

Legal Description: Long legal per survey

Building Details

Fence: Barbed Wire

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

Tax Code: 121-28-006B

Road Type: Dirt

Terms: Cash,Owner Carry

Distance to Utilities: Sewer: None

Distance to Utilities: Water: Seller will drill

Phone: Location: None

Special Listing Conditions: None

Co-op Fee: \$3

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Fire Protection: Included in Taxes

Property Disclosures: Affidavit of Disclosure

Road Maintenance: None

Distance to Utilities: Phone: None

Distance to Utilities: Gas: None

Distance to Utilities: Electric: TBD

Listing Office

Listing Office ShortId: 5389

ListingOfficeName: Hartmann Commercial Real Estate LLC

Listing Office Address: 7459 E Broadway Blvd, Tucson, AZ 85710

Office ID: 20140724001530080734000000



Amenities & Features

Sewer: None

Electric: Electric Company

Water: Ditch District

Gas: **Location:** None

Neighborhood Feature: Horses Allowed

Water: **Other:** Seller will drill

Gas: Propane

Nearby Schools

High School: St. David

Middle School: St. David

School District: St. David

Elementary School: St. David

Fees and Taxes

Tax Year: 2021

Taxes: \$2,968

