



**\$55,000**

**8907 E ROADRUNNER RD, PEARCE, AZ 85625, USA**

<https://rehomes.us>

- Lots / Land
- Active



Turkey Creek water front lot. Large shade trees. Lots of water flow throughout Monsoon season. Lots for room to build out of the flood plain. Spectacular Chiricahua Mountain Views. Lots of privacy and greenery. Turkey Creek is a very wide Creek. Two roads for access. One at the South end of the land off of [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 438647.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-05-31T14:19:16.718

**Municipality/Zoning:** Cochise - RU-4

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22413614

**Lot Acres:** 10.07 acres

**Lot Dimensions:** 331x1323

**Area:** Cochise

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## Description

**Legal Description:** Report Of Survey Bk1 Pg14 Turkey Creek Ranch E2w2nwne Sec 7-18-28 Aka Pcl 2 Per Record Of Survey Bk14 Pg69 10.07Ac

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## Building Details

**Lot Features:** East/West Exposure

**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:** Turkey Creek Ranch

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

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

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** street side

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** Street side

**Co-op Fee:** \$5

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 401-80-003B

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** needs septic

**Distance to Utilities: Water:** Needs well

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 498309

**Listing Office Address:** 169 N. Frontage Rd., Pearce, AZ 85625

**Listing Member Phone:** (520) 686-3047

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Url:** <http://realtyexecutivestucson.com>

**Office ID:** 20160307163058156273000000

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## Amenities & Features

**Neighborhood Feature:** Horses Allowed

**Water: Location:** None

**Electric: Location:** Available

**Electric:** Electric Company

**Gas: Location:** None

**Sewer: Location:** None

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## Nearby Schools



**High School:** Valley Union  
**Middle School:** Pearce

**School District:** Pearce  
**Elementary School:** Pearce

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$192.68

