



\$89,000

- Lots / Land
- Active

2346 N BRANDING IRON LN, SAFFORD, AZ 85546, USA

<https://rehomes.us>



This Building Site Provides Stunning Views of the Gila Valley!
~~~ Build your home at the Summit of this parcel and enjoy;  
Panoramic views ~ Glorious Sunrises ~ Sensational Sunsets ~  
and Dazzling Night Skies. Note: A Paved Road provides access to  
the upper portion of the parcel ~ A driveway will need to be [...]

---

### **Basics**



**Category:** Lots / Land

**Lot size:** 300564.00 sq ft

**County:** Graham

**Entry Timestamp:**  
2023-08-03T21:41:02.604

**Municipality/Zoning:** Graham - A-R

**Township:** 6

**Area:** Graham

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22316696

**Lot Acres:** 6.90 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

---

## Description

**Legal Description:** Lengthy, See Attached "Listing Agreement: Exhibit A".

---

## Building Details

**Lot Features:** Dividable Lot,East/West Exposure,North/South Exposure

**Fence:** None

---

## 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

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 31

**Tax Code:** 107-15-0375

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

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** unknown

**Distance to Utilities: Electric:** On site

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Variance

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 26.00

**Road Type:** Chip/Seal, Gravel

**Terms:** Cash, Owner Carry

**Distance to Utilities: Sewer:** unknown

**Distance to Utilities: Water:** On site

**Phone: Location:** Unknown

---

## Listing Office

**Listing Office ShortId:** 286612

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

**Office ID:** 20170510235433167108000000

**ListingOfficeName:** Tierra Antigua Realty

**Listing Member Phone:** (928) 651-5132

---

## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water:** City

**Water: Location:** On Site

**Electric: Location:** On Site

**Neighborhood Feature:** Legal Access

**Sewer: Other:** Needs Septic

**Gas:** Propane

**Gas: Location:** Unknown





## Nearby Schools

|                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| <b>High School:</b> Safford High School     | <b>School District:</b> Safford Unified             |
| <b>Middle School:</b> Safford Middle School | <b>Elementary School:</b> Safford Elementary School |



## Fees and Taxes

|                       |                        |
|-----------------------|------------------------|
| <b>Tax Year:</b> 2022 | <b>Taxes:</b> \$683.04 |
|-----------------------|------------------------|

