



**\$30,000**

- Lots / Land
- Active



## **WWVV+P6 PORTAL, AZ, USA**

<https://rehomes.us>

12 acre in the San Simon Valley, between the Chiricahua and Peloncillo Mountain Ranges. Accessible by all vehicles, this lot offers spectacular views, dark night skies, and the perfect spot for your dream home. Bring your horses and enjoy high desert living with mild winters and a short trek to Cave Creek Canyon. Community amenities [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 545805.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-06-27T00:01:11.010

**Municipality/Zoning:** Cochise - RU-10

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 33

**List Number Main:** 22415981

**Lot Acres:** 12.00 acres

**Lot Dimensions:** 395 x 1294 x 395 x 1295

**Area:** Cochise

Description

**Legal Description:** TBD Portion of "Caballos De Las Estrellas Equestrian Country Club Lot 26 39.290Ac"

Building Details

**Lot Features:** Dividable Lot

**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:** Out Of Pima County

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 575-545-5426

**Community:** None

**Tax Code:** 402-28-055A

**Road Type:** Dirt

**Terms:** Cash,Conventional,Owner Carry

**Distance to Utilities: Sewer:** buyer install septic

**Distance to Utilities: Water:** buyer drill well

**Phone: Location:** On Site

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Caballos De Las Estr

**Assessments:** \$150

**Fire Protection:** None

**Property Disclosures:** Affidavit of Disclosure,CC&Rs,Easements,Military Airport Vct,Public Airport Vcty,Road Maint Agreement

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** south property line

**Distance to Utilities: Gas:** rent/buy propane

**Distance to Utilities: Electric:** <60 ft

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## Listing Office

**Listing Office ShortId:** 286603

**Listing Office Address:** 77 Calle Portal, Suite C-140, Sierra Vista, AZ 85635

**Office ID:** 20100127072905176287000000

**ListingOfficeName:** Tierra Antigua Realty

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

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## Amenities & Features



**Neighborhood Feature:** Horse Facilities,Horses Allowed,Legal Access

**Assoc Amenities:** Laundry

**Gas: Location:** None

**Electric:** Electric Company

**Water: Location:** None

**Sewer: Location:** None

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## Nearby Schools

**High School:** San Simon

**Middle School:** San Simon

**School District:** San Simon

**Elementary School:** San Simon

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Payment Frequency:** Annually

**Association & Fees: HOA Amt (Monthly):** \$12.50

**Taxes:** \$320

