



**\$67,500**

**1363 S DE NIZA RD, ST DAVID, AZ 85630,  
USA**

<https://rehomes.us>

- Lots / Land
- Active



Beautiful views from this large 45.02 Acre lot in Dragoon Mountain Ranch. Closer to the St David side of the Development. Power to the lot. Lots of privacy. Good tree cover. More than one ideal home site. Fenced on one side. Frame built homes only. Fiber optic internet available in this area.

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## Basics



**Category:** Lots / Land

**Lot size:** 1961071.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-06-21T08:31:53.446

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

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22415510

**Lot Acres:** 45.02 acres

**Lot Dimensions:** irregular

**Area:** Benson/St. David

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## Description

**Legal Description:** Dragoon Mountain Ranch Unit 2 Lot 48 45.02

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## Building Details

**Fence:** Barbed Wire

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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:** Dagoon Mountain Ranch

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Community:** None

**Tax Code:** 121-46-028

**Road Type:** Dirt

**Terms:** Cash

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

**Distance to Utilities: Water:** needs well drilled

**Phone: Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** CC&Rs, Seller Prop Disclosure

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** check

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** to the lot

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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:** On Site

**Electric:** Electric Company

**Gas: Location:** None

**Sewer: Location:** None

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## Nearby Schools



**High School:** St. David  
**Middle School:** St. David

**School District:** St. David  
**Elementary School:** St. David

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$25

**Taxes:** \$329

