



**\$22,900**

**244 N GEMINI WAY, SAN SIMON, AZ 85632, USA**

<https://rehomes.us>

- Lots / Land
- Active



Own a piece of this beautiful area located about 5 miles East of Portal where you will find a cafe, lodging, store, post office, library and medical clinic. Portal is referred to as "Arizona's Yosemite". This area boasts magnificent scenery and unparalleled biodiversity, and is a favorite among astronomers, birders, and scientists of all disciplines [...]

---

## Basics



**Category:** Lots / Land

**Lot size:** 286601.00 sq ft

**County:** Cochise

**Entry Timestamp:**

2023-04-25T11:36:10.685

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

**Township:** 18

**Area:** Cochise

**Status:** Active

**Days On Market:** 65

**List Number Main:** 22308997

**Lot Acres:** 6.58 acres

**Lot Dimensions:** 661x435

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

**Property Use Type:** Rural

---

## Description

**Legal Description:** PCL 1 PER R/S BK19 PG65 AKA A POR OF PCL 4-3 THREE TRIANGLE RANCH ES UNIT 1 PER R/S BK2 PG19B SEC 3-18-32 6.66AC

---

## Building Details

**Lot Features:** 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:** Out Of Pima County

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 32.00

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** unknown

**Phone: Location:** None

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 402-77-004A

**Property Disclosures:** Plat Map, Seller Prop Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** none

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** unknown

---

## Listing Office

**Listing Office ShortId:** 4514

**Listing Office Address:** 1993 S. Frontage Rd Ste 105, Sierra Vista, AZ 85635

**Listing Member Phone:** (801) 920-8857

**ListingOfficeName:** ERA Four Feathers Realty, LC

**Listing Office Url:** <http://www.erafourfeathers.com>

**Office ID:** 20091207184949594451000000

---

## Amenities & Features

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

**Water: Other:** possible well share

**Gas: Location:** None

**Sewer: Location:** None

**Electric:** Electric Company

**Water: Location:** Unknown

**Electric: Location:** Unknown



---

## Nearby Schools

**High School:** San Simon

**Middle School:** San Simon

**School District:** San Simon

**Elementary School:** San Simon

---

## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$111.96

