



\$5,700

## 771 W DOWNING ST, COCHISE, AZ 85606, USA

<https://rehomes.us>

- Lots / Land
- Active



Prime location at this 1.07 acre lot with great access and intimate views of Cochise Stronghold and the Dragoons. Easily accessible being just a few hundred feet off of paved Ironwood Rd and only a quarter mile from the intersection with Cochise Stronghold Rd. Power is just a few hundred feet away. Haul water or [...]

### Basics



**Category:** Lots / Land

**Lot size:** 46609.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-05-31T18:53:27.559

**Municipality/Zoning:** Cochise - SR-43

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 35

**List Number Main:** 22311809

**Lot Acres:** 1.07 acres

**Lot Dimensions:** 157' X 297'

**Area:** Cochise

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## Description

**Legal Description:** ARIZ SUN SITES #1 LOT 6 BLK 190

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## Building Details

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

**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:** Arizona Sun Sites

**Direction:** W

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** None

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** Available

**Distance to Utilities: Gas:** Install LP

**Distance to Utilities: Electric:** <400 ft.

**Special Listing Conditions:** No SPDS

**Co-op Fee:** \$0

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 119-08-202

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** Install Septic

**Distance to Utilities: Water:** Drill well or haul

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 201902

**ListingOfficeName:** Tombstone Real Estate - Pearce

**Listing Office Address:** PO Box 191, Pearce, AZ 85625

**Listing Member Phone:** (480) 695-2574

**Office ID:** 20100127073005868979000000

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## Amenities & Features

**Sewer:** None

**Neighborhood Feature:** Horses Allowed

**Water: Location:** None

**Gas: Location:** None

**Electric: 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:** 2022 **Taxes:** \$47.52

