



\$35,000

- Lots / Land
- Active

**9350 E MAGIC DR, SIERRA VISTA, AZ 85650, USA**

<https://rehomes.us>



Nestled down into a small sheltered valley lies this RU-4 property with plenty of opportunity to build a home and set up a Permaculture collection system. 4 part well share and Electricity close. Zoned for all , Mobile to Mansion.

## Basics

**Category:** Lots / Land

**Lot size:** 174675.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-03-27T18:09:17.530

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

**View:** Rural,Sunset

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22407692

**Lot Acres:** 4.01 acres

**Lot Dimensions:** 330x530x330x530

**Area:** Cochise



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## Description

**Legal Description:** To be found in Agent Only remarks

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## Building Details

**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:** None

**Direction:** E

**Association & Fees: HOA:** No

**Fire Protection:** Included in Taxes

**Property Disclosures:** CC&Rs

**Road Maintenance:** None

**Distance to Utilities: Phone:** not sure

**Distance to Utilities: Gas:** N/A

**Distance to Utilities: Electric:** near

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Assessments:** \$0

**Tax Code:** 110-18-022B

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** near

**Phone: Location:** Unknown

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## Listing Office

**Listing Office ShortId:** 53851

**Listing Office Address:** 3141 S Helen Rose Ln,  
Tombstone, AZ 85638

**Office ID:** 20240123182014504744000000

**ListingOfficeName:** Arizona Desert  
Rat Realty

**Listing Member Phone:** (970)  
596-2158



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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Gas:** None

**Neighborhood Feature:** Horses Allowed

**Water: # Of Shared Well:** 4

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## Nearby Schools

**High School:** Buena

**Middle School:** Joyce Clark

**School District:** Sierra Vista Public

**Elementary School:** Town and Country

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$470.48

