



**\$6,500**

- Lots / Land
- Active



## **X498+C6 SUNSITES, AZ, USA**

<https://rehomes.us>

Two contiguous corner lots totaling 2.24 acres with good access and beautiful Dragoon Mountain views. Accessible by county-maintained Willcox & Pinto Roads. Power is just a few hundred feet away to the east on Pinto. Zoned SR-43, site-built homes only. Haul water, catchment or drill well. This Property is level and open, perfect for building [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 97574.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-07-06T01:05:50.103

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

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 8

**List Number Main:** 22314351

**Lot Acres:** 2.24 acres

**Lot Dimensions:** 329' X 297'

**Area:** Cochise

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## Description

**Legal Description:** ARIZ SUN SITES #1 LOT 6 BLK 120 ARIZ SUN SITES #1 LOT 5 BLK 120

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## Building Details

**Lot Features:** Corner Lot,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: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 118-03-360

**Road Type:** Dirt

**Terms:** Cash

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

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

**Phone: Location:** On Site

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** None, Owner Maintenance

**Distance to Utilities: Phone:** At Lot

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

**Distance to Utilities: Electric:** 600'

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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, None

**Electric:** None

**Gas:** None

**Water: 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:** \$63.28

