



**\$39,999**

## **6798 N TOLTEC PL, MCNEAL, AZ 85617, USA**

<https://rehomes.us>

- Lots / Land
- Active



Attentions Builders and Investors. Subdivide and build new homes! Subdivide into 6, 4 acre parcels and keep the RU-4 Zoning! In McNeal off Double Adobe Rd. tucked in off the main road. 24.71 Acres zoned RU-4. Manufactured homes or frame built. Bring your horses and livestock. Owner carry available with 10K down, for 5 yrs [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 1076368.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2022-11-21T14:24:51.186

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

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 220

**List Number Main:** 22229516

**Lot Acres:** 24.71 acres

**Lot Dimensions:** irregular

**Area:** Cochise

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## Description

**Legal Description:** S2senw Exc E15' & W2nwsenw Of Sec 12-23-26 24.713Ac

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## Building Details

**Lot Features:** Dividable Lot

**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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Tax Code:** 407-20-004B

**Road Type:** Dirt

**Terms:** Cash, Owner Carry

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** check

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Fire Protection:** Included in Taxes

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

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** check

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** check

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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

**Gas:** None

**Electric: Location:** Available

**Electric:** Electric Company

**Water: Location:** None

**Sewer: Location:** None

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## Nearby Schools



**High School:** Other

**School District:** Other

**Middle School:** Other

**Elementary School:** Other

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# Fees and Taxes

**Tax Year:** 2021

**Taxes:** \$386

