



\$8,500

## 6249 E YUMA DR, PEARCE, AZ 85625, USA

<https://rehomes.us>

- Lots / Land
- Active



Nice flat 2.41 acre parcel with power in two combined lots in the Sunizona Acres subdivision. Fabulous mountain vistas including the Dragoons and Chiricahuas. Easy access from Yuma Dr., just a minute or two from paved Highway 181. Zoning is R-36, providing flexibility w/ dwelling structures. Mobile, manufactured or site built OK. Water access by [...]

### Basics



**Category:** Lots / Land

**Lot size:** 104980.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-04-21T18:36:37.442

**Municipality/Zoning:** Cochise - R-36

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 77

**List Number Main:** 22308824

**Lot Acres:** 2.41 acres

**Lot Dimensions:** 300' X 350'

**Area:** Cochise

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## Description

**Legal Description:** SUNIZONA ACRES #3 LOTS 9 & 10 BLK 22

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## Building Details

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

**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:** Sunizona Acres

**Direction:** E

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** Available

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

**Distance to Utilities: Electric:** On site

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 401-17-128A

**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

**Neighborhood Feature:** Horses Allowed

**Gas:** None

**Electric: Location:** On Site

**Electric:** Electric Company

**Water: Location:** None

**Sewer: 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:** \$50.76

