



**\$22,000**

## **V9MR+6X SUNIZONA, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active

Quiet & pastoral 9.6 acre parcel in the Sunizona Acres subdivision with grand mountain vistas including the nearby Chiricahua and Dragoon ranges. Easy access from the pavement being a half mile away from Highway 181. Zoning is highly desirable RU-4, providing flexibility w/ dwellings & structures with option for Cochise County owner/builder opt-out. Mobile, manufactured [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 418176.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-07-18T23:02:07.114

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

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

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 8

**List Number Main:** 22315408

**Lot Acres:** 9.60 acres

**Lot Dimensions:** 633' X 661'

**Area:** Cochise

Description

**Legal Description:** SUNIZONA ACRES LOT 39 9.59AC

Building Details

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

**Fence:** None

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: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Community:** None

**Tax Code:** 401-20-065

**Road Type:** Dirt

**Terms:** Cash

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

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

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**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:** <500 ft.

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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

**Electric:** None

**Water: Location:** None

**Gas: 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:** \$222.34

