	6566171	Land and Lots	Active
	Apx SqFt: 2,438,425 Apx SqFt G/N: N Apx Total Acres: 55.98 Apx Total Acres G/N: N Apx Deeded Fee Acres: 55.98 Apx Leased Acres: 0 Lot Size Dimensions: 913 FT X 2669 FT Price Per Acre: 178.64 Price Per SqFt: 0	Subdivision: 56+/- Acres in Unincorporated Cochise County Tax Municipality: Cochise - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: C73 Census Tract: 500 Zoning: RU-4	
	Ele Sch Dist: Bisbee Unified District Elementary School: Jr. High School:	High School District: Bisbee Unified District High School:	

Cross Streets: US Highway 190 and W. Davis Rd in MCNEAL, AZ **Directions:** West on Davis Rd to Frontier Rd, south to Dusty Trail, to Bottle Brush, then follow the download map to the cattle pen located on the property. GPS Coordinates to the cattle pen: (31.5458, -109.7914)

Public Remarks: ONLINE AUCTION OF 56+/- ACRES NEAR MCNEAL, AZ | \$10,000 STARTING BID (ONLY \$178/ACRE) AND SELLER FINANCING AVAILABLE! Don't miss this incredible opportunity to bid and buy beautiful land in southeastern Arizona! The property is flat and open with a stock well. Moderate climate ideal for an orchard, vineyard, or cattle ranch. Lots of possibilities such as building a ranch home, a weekend getaway with horses, or an RV/offroad camp. Bring the toys, live your dreams and make lasting memories. At 4,200+/- feet elevation, the summers are mild compared to Phoenix or Tucson, as are the winters. Discover and explore a beautiful part of Arizona with stunning mountain views, desert greenery, privacy galore and NO HOA! Click 'More...' for more information.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 40.00 - 79.99 Acres Land Features: Mountain View(s) Land Configuration: Square Rectangular Elevation: 4,001 - 5,000 Ft / Topo Survey Topography: Level Vegetation: Natural Vegetation; Meadow/Range Grs Horses: Y Horse Features: Corral(s) Special: Unincorporated Area Existing Land Use: Residential Lot; Mobile/Mfg Home Lot; RV Lot; Residential Acreage; Farm; Ranch Zoned Presently: Single Family; Agricultural; Rural; Ranch; Recreational Potential Use: Agricultural; Mobile/Mfg Hme/RV's; Ranch; Recreational; Rural Use Restrictions: No Legal Access Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Existing Structures: Corral(s) Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: None Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: None Electric: None Roads/Streets: Dirt Environmental: None	County Code: Cochise Legal Description (Abbrev): PARCEL D PER R/S BK36 PG83 AKA A POR OF S2 OF SEC 3-22-25 56.00AC AN: 103-17-007-D Lot Number: 51 Town-Range-Section: 22-25-03 Cty Bk&Pg: Taxes/Yr: \$543/2022 For Sale or Lease?: Sale New Financing: Cash; Conventional; Seller May Carry Pmt & Rate Info: Down Payment %: 20 Seller Carry - Interest Rate: 9 Seller Carry - Term: 15 Equity: 10,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 06/29/2023; Minimum Bid Price: 1000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 Reports/Disclosures: Seller Prop Disc Stm

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 8 List Date: 06/01/2023 Expire Date: 12/31/2023 Status Change Date: 06/07/2023	Original List Price: \$30,000 List Price: \$10,000	SA: N BB: Y / 2% Var: N Type: ER Other Compensation: Special Listing Cond: Auction

Private Remarks: Visit AZLandAuction.com property info and the Online Auction link for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as a Buyer Agent for your buyer client (see DOCUMENTS). Online bidding ends Thursday, June 29, 2023, at 6:00 PM (AZ Time).

Semi-Private Remarks: Co-listing brokers are Stewart Larsen/The Larsen Company (480-844-1221, slarsen@thelarsencompany.com) and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, john@unitedcountryaz.com).

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: No Notify: Via ShowingTime, Text, Phone, or Email	Ownr/Occ Name - DND2: TRIUMPH PROPERTY LLC Owner/Occ Phn - DND2: 480-422-6800	ARMLS Lockbox: No Non-ARMLS Lockbox: No Sign on Property: No

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	602-315-4104	480-422-6800	john@UnitedCountryAZ.com	602-315-4104	480-422-6800

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Prepared by John L.
Payne

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

06/09/2023 8:04
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Click 'More...' for more information. Explore the charming and historic nearby southeastern Arizona towns of McNeal, AZ (10+/- miles) or Tombstone (27+/- miles) and sample the local wineries. Copy and paste GPS Coordinates to GoogleMaps (31.540288706384725, --109.79190141701581). DIRECTIONS: from US Highway 190 and W. Davis Rd in MCNEAL, AZ, head West on Davis Rd to Frontier Rd (9.2 miles), South on Frontier Rd to Dusty Trail (5 miles), West on Dusty Trail to Bottle Brush (1 mile), then follow the map to the cattle pen located on the south end of the 56-acre property (Cochise Assessor Parcel # 103-17-007D).

56 ACRES ONLINE AUCTION (MCNEAL, AZ)



Cochise County Assessor Parcel # 103-17-007D

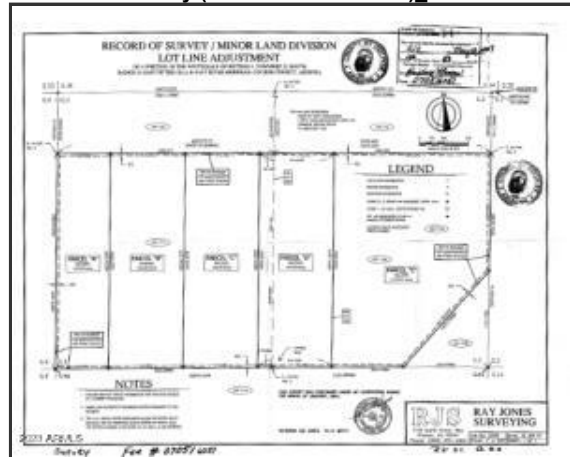
56 ACRES ONLINE AUCTION (MCNEAL, AZ)



56 ACRES ONLINE AUCTION (MCNEAL, AZ)



Survey (56 acres-McNeal AZ)_001

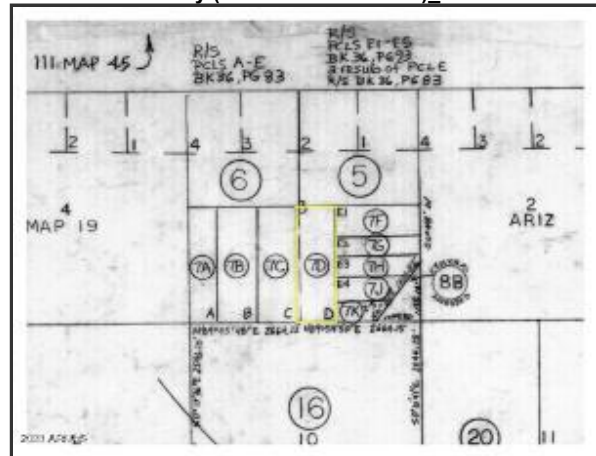


Cochise County Assessor Parcel # 103-17-007D

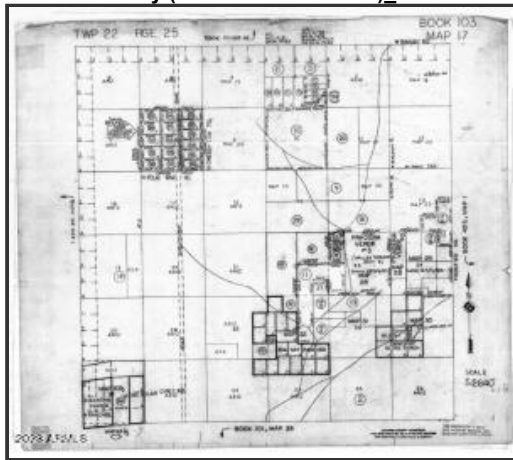
56 ACRES ONLINE AUCTION (MCNEAL, AZ)



Survey (56 acres-McNeal AZ)_002



Survey (56 acres-McNeal AZ)_003



56 ACRES ONLINE AUCTION (MCNEAL, AZ)



56 ACRES ONLINE AUCTION (MCNEAL, AZ)



56 ACRES ONLINE AUCTION (MCNEAL, AZ)



56 ACRES ONLINE AUCTION (MCNEAL, AZ)



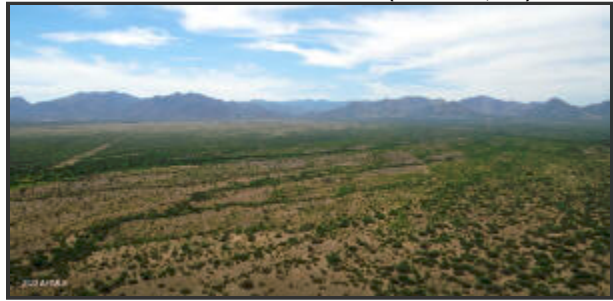
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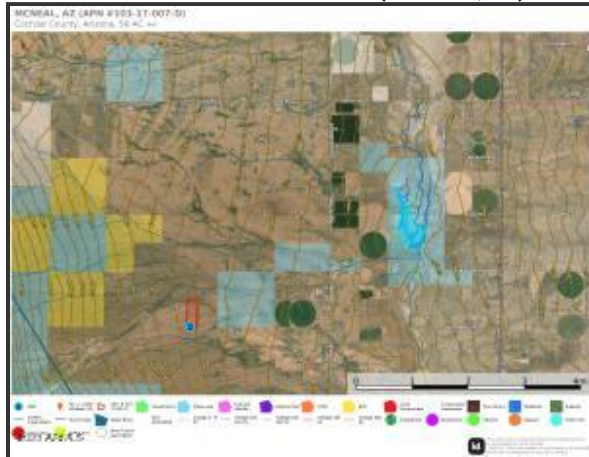
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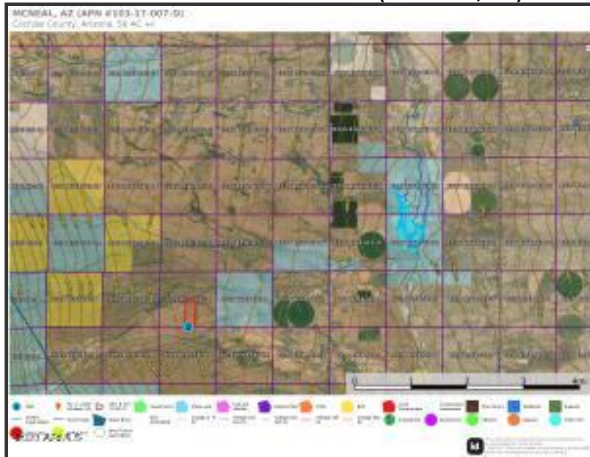
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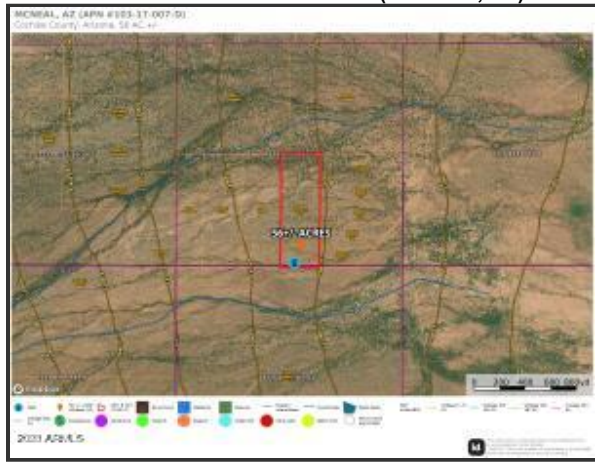
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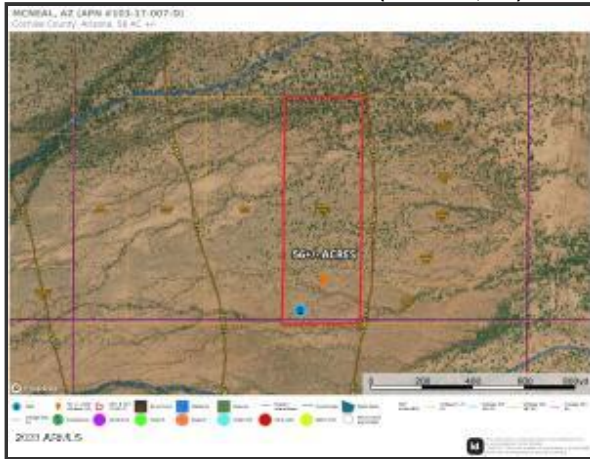
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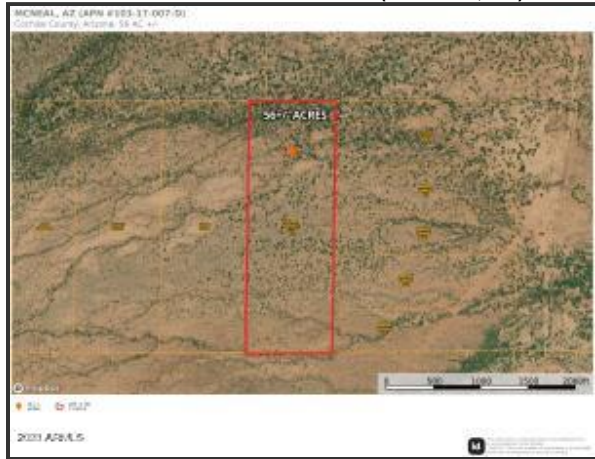
56 ACRES ONLINE AUCTION (MCNEAL, AZ)



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