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|  | 6735433 | Land and Lots | Active |
| | Apx SqFt: 1,750,114 Apx SqFt G/N: G Apx Total Acres: 40.18 Apx Total Acres G/N: G Apx Deeded Fee Acres: 40.18 Apx Leased Acres: 0 Lot Size Dimensions: Square # Lots in Listing: 1 Price Per Acre: 124.44 Price Per SqFt: 0 | | Subdivision: Tax Municipality: Cochise - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 600 Zoning: RU-4 Flood Zone: No |
| | Ele Sch Dist: Douglas Unified District Elementary School: Jr. High School: | | High School District: Douglas Unified District High School: |

Cross Streets: US Highway 80 and Perilla St (north of Douglas, AZ **Directions:** Google Map the adjacent residential ranch property located 7994 N Healy Rd Douglas, AZ 85607. The 40+/- acre land parcel is on the east side of this address. See the maps for details.

Public Remarks: ONLINE AUCTION: 40+/- ACRES NEAR DOUGLAS, AZ — LOW STARTING BID AND SELLER FINANCING AVAILABLE! Own your own ranch land in southeastern Arizona with panoramic mountain views and endless hiking, horseback riding, hunting, and exploring! Enjoy the abundant wildlife and desert flora. Discover a beautiful part of Arizona with stunning mountain views, greenery, privacy galore, and NO HOA! At 4,600+/- feet elevation, summers and winters are mild compared to Phoenix or Tucson. Easy access from Highway 80 and only 15+ miles (25+/- minutes) to Douglas, AZ, and its amenities (Super Walmart, etc.). **Directions:** Google Map to 7994 N Healy Rd, Douglas, AZ 85607. The 40.18-acre parcel is east of this property. Use these GPS coordinates to locate the southwest corner.

| Features | Development & Utilities | County, Tax and Financing |
|--|--|--|
| Parcel Size: 40.00 - 79.99 Acres Land Features: Mountain View(s); Adjacent to Wash Land Configuration: Square Rectangular Elevation: 4,001 - 5,000 Ft / Topo Survey Topography: Gentle Sloping; Hillside Vegetation: Natural Vegetation; High Desert; Chaparral Scrub; Meadow/Range Grs Horses: Y Special: Existing Land Use: Residential Acreage Zoned Presently: Single Family; Rural Potential Use: Use Restrictions: Freeway/Highway: 1.1 - 2 Miles Traffic Count: Current Density: Proposed Density: | Development Status: Raw Land Existing Structures: None 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): NE SE SEC 7 22 29 40AC AN: 405-51-005 Lot Number: - Town-Range-Section: 22-29-07 Cty Bk&Pg: Taxes/Yr: \$388/2023 For Sale or Lease?: Sale New Financing: Cash; Seller May Carry Pmt & Rate Info: Equity: 5,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 08/14/2024; Minimum Bid Price: 5000; Reserve: Yes; Auction Contact Name: John Payne, Broker; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 Reports/Disclosures: Seller Prop Disc Strm |

| 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: |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|--|
| CDOM/ADOM: 6 / 6 List Date: 07/24/2024 Expire Date: 12/31/2024 Status Change Date: 07/24/2024 | Original List Price: \$5,000 List Price: \$5,000 | SA: N BB: Y / 2% Var: N Type: ER Other Compensation: Special Listing Cond: Auction |

Private Remarks: Use these GPS coordinates to locate the southwest corner: 31.5275, -109.4261. 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 on Wednesday, August 14 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 Showing Service: No Showing Service Used Showing Notification Methods: Showing Service: No Showing Service Used | Ownr/Occ Name - DND2: TRIUMPH PROPERTY LLC Owner/Occ Phn - DND2: 480-422-6800 | Lockbox Type: None |

| 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 | 480-422-6800 | 480-422-6800 | john@UnitedCountryAZ.com | 480-422-6800 | 480-422-6800 |
| | | 480-861-2530 | | | | |

Online Auction (40.18+/- Acres)



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40.18 AC - pic 14



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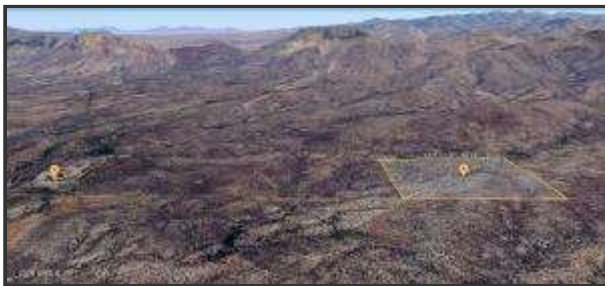
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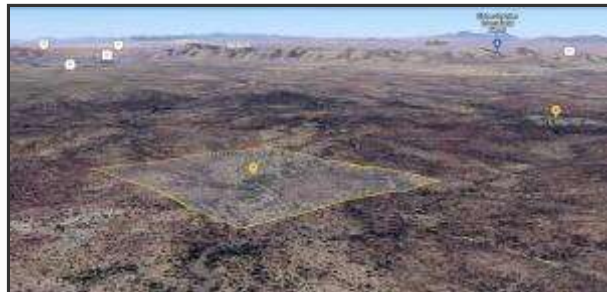
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