

 2020 ARMLS	6154183	Land and Lots	Active
	Apx SqFt: 3,472,157 Apx SqFt G/N: N Apx Total Acres: 79.71 Apx Total Acres G/N: G Apx Deeded Fee Acres: 80 Apx Leased Acres: 0 Lot Size Dimensions: 1320X2640 Price Per Acre: 940.91 Price Per SqFt: 0.02	Subdivision: Tax Municipality: Willcox Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: C73 Census Tract: 201 Zoning: R-36	
	Ele Sch Dist: Elementary School: Jr. High School:	High School Dist #: High School:	

Cross Streets: Fort Grant Rd. & Old Stewart Rd **Directions:** From I-10 head North on Taylor Rd. then north om Fort Grant Rd. then turn right heading East on Old Stewart Rd.

Public Remarks: THIS 80 AC. BEAUTY IS BEING SOLD AT AUCTION! ELECTRIC ON-SITE. OLD WELL AND CEMENT IRRIGATION DITCHES. LOTS OF FRONTAGE ON OLD STEWART RD. EASY ACCESS FROM I-10. IT'S SMART TO BUY LAND RIGHT NOW! CO-LISTER IS JOHN PAYNE UNITED COUNTRY AZ

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 80.00 - 119.99 Acres Land Features: Land Configuration: Elevation: / Topography: Vegetation: Horses: Special: Existing Land Use: Residential Lot; Ranch Zoned Presently: Single Family; Rural; Ranch Potential Use: Use Restrictions: Traffic Count: Current Density: Proposed Density:	Water: Domestic Well; Wtr Rghts Grndfthrd; Irr Ditch(es)-Lined Sewer: Other (See Rmks) Gas: None Distance to Cable: None Distance to Electric: On Property Distance to Gas: None Distance to Phone: None Distance to Sewer: Call Listing Office Distance to Water: On Property Electric: Other (See Rmks) Environmental: None	County Code: Cochise Legal Description (Abbrev): W2NE EXC THE W120' OF N100' SEC 14 13 24 79.73AC 1-09 CHT 08-21.25 ROAD FACTOR AN: 202-16-049-F Lot Number: 24 Town-Range-Section: 13-24-14 Cty Bk&Pg: Taxes/Yr: \$14/2019 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 75,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 11/19/2020; Minimum Bid Price: 75000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 Reports/Disclosures: None

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: 5 / 5 List Date: 10/30/2020 Status Change Date: 10/30/2020	Original List Price: \$75,000 List Price: \$75,000	SA: N / BB: Y / % 1 % Var: N Type: ER Other Compensation: Special Listing Cond: Auction; N/A

Private Rmks - DND2: THE AUCTION WILL BE ONLINE ONLY AT : WWW.AZLANDAUCTION.COM

Semi-Private Remarks:

Office Remarks:

Showing Instructions: Permission Required to Show: No; Notify: No Notification Required; ARMLS Lockbox: No; Non-ARMLS Lockbox: No
Ownr/Occ Name - DND2: BUENOS AIRES RANCH LLC
Owner/Occ Phn - DND2: XXX-XXXX

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions hlam01 SE035668000	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-861-2530 480-837-2796	480-844-0155
			480-422-6800				

Stewart Rd.



WHAT A VIEW!

IMG-9020

Stewart Rd. 2



CEMENT DITCH

IMG-9014



OLD WELL

IMG-9018



TONS OF FRONTAGE

IMG-9021



NOT FAR FROM TOWN

