

McNeal, AZ Land Auction

**+/-2,266.83 Acres in Two Tracts
Cochise County**

Online Auction
2 Tracts

United
Country
Real Estate

**Stockmen's
Realty**

LOCATION: The property is located in McNeal, AZ in the Sulphur Springs Valley of Cochise County and is about 25 miles from Douglas, Arizona. Douglas is situated on the US/Mexico border and has a port of entry with Mexico across from the city of Agua Prieta, Sonora, Mexico. Government is the largest sector of the Douglas economy with the following main employers: Department of Homeland Security, Arizona Department of Corrections, Douglas Unified School, and Cochise College. The population of Douglas was 16,513 as of the 2021 census. Douglas-Bisbee International Airport is a public airport located ten miles east of the central business district of Douglas. The airport is owned by the city of Douglas and is currently not served by any commercial airlines. The major metropolitan City of Tucson lies approximately 100 miles to the northwest and offers major services including several hospitals and an international airport. Bisbee, the county seat for Cochise County, is about 30 miles south and is home to the Copper Queen Community Hospital and a regional airport as well. McNeal Elementary Schools offers grades kindergarten through 8th grade with Valley Union High School located in Elfrida a short distance from McNeal.

Average temperatures for the area include summertime highs in the mid 90's and lows in the high 60's. Wintertime high temperatures average in the mid to high-60's with low temperatures in the low 30's. The elevation of McNeal is about 4,170 ft. Precipitation is about 11 to 13 inches annually, coming mainly during the summer monsoon season in July and August.



LAND TENURE: 2,266.83± Deeded Acres

CARRYING CAPACITY: 80 head for 6 months

PROPERTY DETAILS:



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Tract 1 – 383.38+/- Acres – Davis Road

Tract 1 features 383.38+/- Acres, Tax Parcel 111-45-018D. This tract is located on Davis Road and is fenced on the south, east and north sides. Davis Road is a paved county road. There are two wells registered with the AZ Department of Water Resources (ADWR).* The wells are currently not equipped. There is an unregistered dirt tank on the property. The property is vegetated with mesquite trees and seasonal grasses.

The property is currently being grazed by the adjoining ranch.

Tract 2 – 1883.45+/- Acres – Frontier Road

Tract 2 features two parcels that will be sold together for a total of 1,883.45+/- acres. Includes: Parcel 111-45-003E with 160+/- Acres and Parcel 111-45-003G with 1,723.45+/- Acres.

This Tract is accessed from Frontier Road which is a private dirt road. There are two wells registered with ADWR and one dirt tank*. There are two additional unregistered dirt tanks, and the wells are currently not equipped. The combined properties are fully fenced with barbed wire. Whitewater Draw flows through the property and the land is vegetated with mesquite trees and seasonal grasses.



Current owners seasonally graze approximately 80 head of cattle on the property six months out of the year.

THE AREA: Nestled in southeastern Arizona, McNeal is a captivating blend of natural beauty, ranching heritage, and investment potential. Originally established as a railroad station in the late 1800's and named after the local rancher James McNeal, the town has deep historical roots. The surrounding area is known for its agricultural activities, including cotton, hay, and vegetable farming.

Nature enthusiasts will enjoy McNeal's Whitewater Draw Wildlife Sanctuary, an oasis for birdwatchers and wildlife lovers. Moreover, McNeal's proximity to Douglas, Tombstone, and Bisbee adds a layer of investment promise. Douglas radiates Old West charm, Mexican-American heritage, and serves as a gateway to Mexico through its commercial port of entry; while Bisbee's lively arts scene and Tombstone's Wild West history offer rich cultural experiences. With its scenic backdrop of rolling hills, mountain views, historical significance, and proximity to the Mexico Port of Entry, McNeal is not only perfect for rural living and ranching but also a promising opportunity for real estate investment.

The larger surrounding area known as the Sulphur Springs Valley is popular for both ranching and farming. The mild climate and fertile ground support a variety of crops, both row crops and orchards. The abundance of native grasses and browse, combined with irrigated pastures, make this a productive area for cattle and other livestock.

The property is located within an easy drive to the popular attractions of the town of Tombstone; the mining town of Bisbee, home of the Copper Queen Mine; the Chiricahua Wilderness; and Cochise Stronghold.

UTILITIES: Electric power is located nearby and is provided by Sulphur Springs Valley Electric Cooperative. There is cell phone service in the area. Natural gas is also available in the area and is provided by Southwest Gas. There are two wells registered by ADWR on each Tract.

**Recent changes with the implementation of an Active Management Area may affect the use of wells or water sources on the property. Prospective purchasers should consult with the AZ Department of Water Resources concerning the availability of any water sources on the property.*

FORAGE: Typical desert conditions consisting primarily of sandy loam upland with mesquite, acacia, cat claw, for browse and seasonal grasses.

TAXES: Tract 1 - \$37.50 (2022)
Tract 2 - \$168.50 and \$15.70 for a total of \$184.20 (2022)

*Taxes are currently based on agricultural status which may change upon sale of property.

ZONING: RU-4

PRICE: To be sold at Auction

CONTACT: Paul Ramirez (520) 241-3333 or Nancy Belt (520) 221-0807

AUCTION DETAILS:

Auction opens on September 10, 2023, at 12:00 p.m.

Auction begins closing on October 10th at 6:00 p.m. (Soft Close)

Property Information and Documents: www.stockmensrealty.com; www.ucstockmensrealty.com

Auction Bidding Site: <https://stockmensrealty.hibid.com/auction/483442/mcneal--arizona-land-auction>



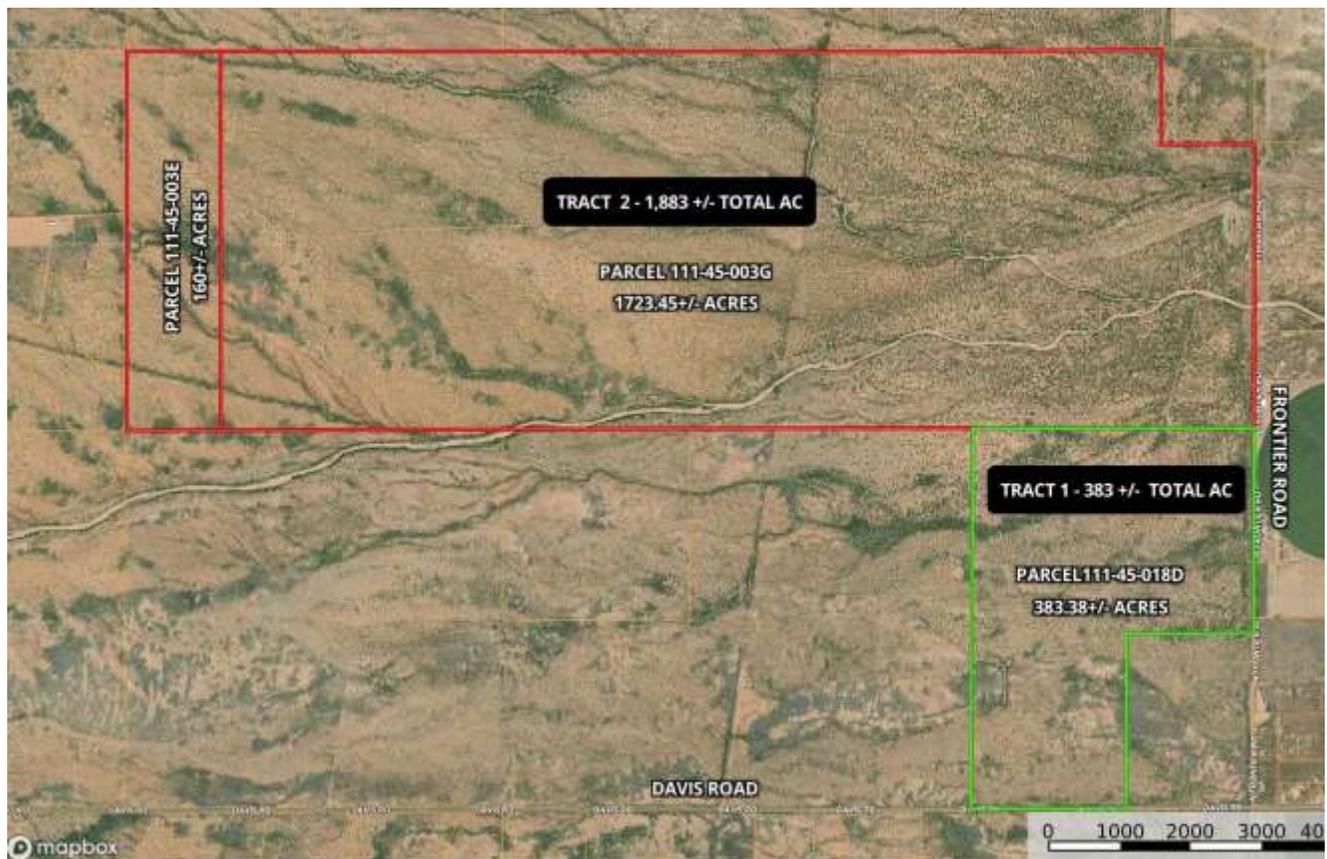
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This information was obtained from sources deemed reliable but is not guaranteed by the broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change or withdrawal.

LOCATION MAP

2,266.83± Acres McNeal, AZ

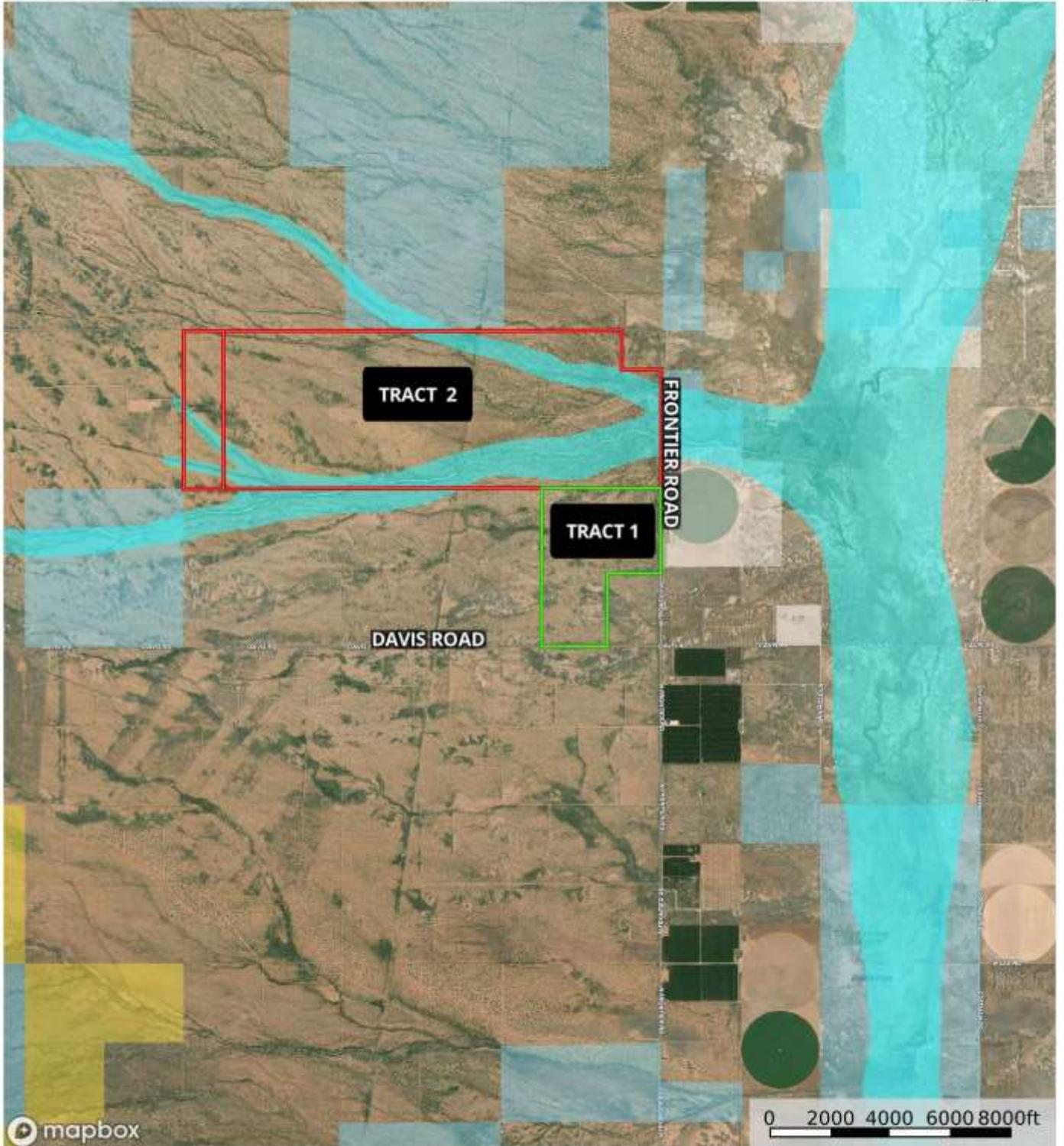






SURROUNDING LAND USE AND FLOODPLAIN MAP

McNeal, AZ Land Auction Map
Cochise County, Arizona, AC +/-



mapbox

- Boundary 311 111
- Boundary 321 11
- Boundary 311 11
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included

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