	6735456	Land and Lots	Active
	<b>Apx SqFt:</b> 1,773,947 <b>Apx SqFt G/N:</b> G <b>Apx Total Acres:</b> 40.72 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 40.72 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> Square <b># Lots in Listing:</b> 1 <b>Price Per Acre:</b> 122.79 <b>Price Per SqFt:</b> 0		<b>Subdivision:</b> SILVER CREEK RANCH <b>Tax Municipality:</b> Cochise - COUNTY <b>Marketing Name:</b> <b>Irrigation District:</b> <b>Street Frontage Name:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Census Tract:</b> 600 <b>Zoning:</b> RU-4 <b>Flood Zone:</b> No
	<b>Ele Sch Dist:</b> Douglas Unified District <b>Elementary School:</b> <b>Jr. High School:</b>		<b>High School District:</b> Douglas Unified District <b>High School:</b>

**Cross Streets:** US Highway 80 and Silver Creek Rd **Directions:** Located on the west side of 4632 E. Wildcat Rd, Douglas, AZ 85607. Google Map GPS coordinates to the SEC of the parcel (31.4689, -109.402).

**Public Remarks:** ONLINE AUCTION: SILVER CREEK RANCH, LOT #135 — 40.72+/- ACRES NEAR DOUGLAS, AZ — LOW STARTING BID! 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.). Google Map GPS coordinates to the southeast corner of the property (31.4689, -109.402).

Features	Development & Utilities	County, Tax and Financing
<b>Parcel Size:</b> 40.00 - 79.99 Acres <b>Land Features:</b> Mountain View(s); Adjacent to Wash <b>Land Configuration:</b> Square Rectangular <b>Elevation:</b> 4,001 - 5,000 Ft / Topo Survey <b>Topography:</b> Gentle Sloping; Hillside <b>Vegetation:</b> Natural Vegetation; High Desert; Chaparral Scrub; Meadow/Range Grs <b>Horses:</b> Y <b>Special:</b> <b>Existing Land Use:</b> Residential Acreage <b>Zoned Presently:</b> Single Family; Rural <b>Potential Use:</b> <b>Use Restrictions:</b> <b>Freeway/Highway:</b> 1.1 - 2 Miles <b>Traffic Count:</b> <b>Current Density:</b> <b>Proposed Density:</b>	<b>Development Status:</b> Raw Land <b>Existing Structures:</b> None <b>Water:</b> None <b>Sewer:</b> No Sewer/Septic <b>Gas:</b> None <b>Distance to Cable:</b> None <b>Distance to Electric:</b> None <b>Distance to Gas:</b> None <b>Distance to Phone:</b> None <b>Distance to Sewer:</b> None <b>Distance to Water:</b> None <b>Electric:</b> None <b>Roads/Streets:</b> Dirt <b>Environmental:</b> None	<b>County Code:</b> Cochise <b>Legal Description (Abbrev):</b> LOT 135 SILVER CREEK RANCH <b>AN:</b> 405-59-058 <b>Lot Number:</b> 135 <b>Town-Range-Section:</b> 22-29-07 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$318/2023 <b>For Sale or Lease?:</b> Sale <b>New Financing:</b> Cash <b>Pmt &amp; Rate Info:</b> Equity: 5,000 <b>Total Owed:</b> 0 <b>Auction:</b> Yes <b>Auction Info:</b> 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 <b>Reports/Disclosures:</b> Seller Prop Disc Stm

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>
--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 6 / 6 <b>List Date:</b> 07/24/2024 <b>Expire Date:</b> 12/31/2024 <b>Status Change Date:</b> 07/24/2024	<b>Original List Price:</b> \$5,000 <b>List Price:</b> \$5,000	<b>SA:</b> N <b>BB:</b> Y <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> 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 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
<b>Permission Required to Show:</b> No <b>Showing Service:</b> No Showing Service Used <b>Showing Notification Methods:</b> Showing Service: No Showing Service Used	<b>Ownr/Occ Name - DND2:</b> DENA FIX <b>Owner/Occ Phn - DND2:</b> 480-422-6800	<b>Lockbox Type:</b> None

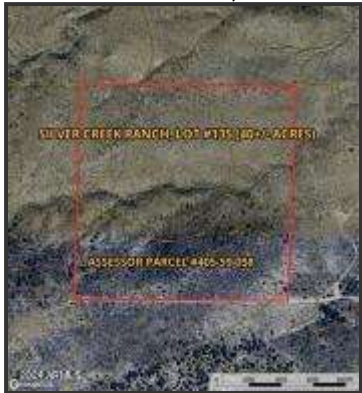
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	
			480-861-2530				



Silver Creek Ranch, Lot #135



Silver Creek Ranch, Lot #135



Online Land Auction. Silver Creek Ranch, Lot #135 (40.72+/- Acres).

Silver Creek Ranch, Lot #135 - Pic 11



Silver Creek Ranch, Lot #135 - Pic 1



wild-west-amazing-tract-1250mo-douglas-a



Silver Creek Ranch, Lot #135 - Pic 2

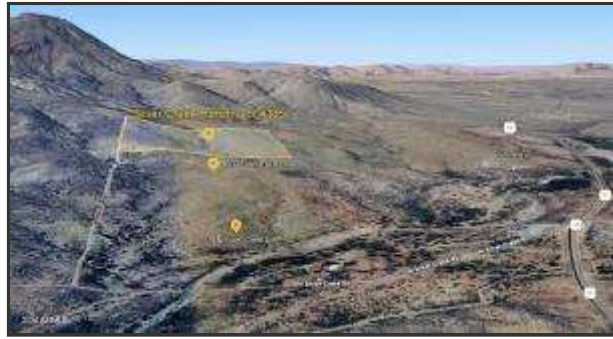




Silver Creek Ranch, Lot #135 - Pic 3



Silver Creek Ranch, Lot #135 - Pic 4



Silver Creek Ranch, Lot #135 - Pic 5



Silver Creek Ranch, Lot #135 - Pic 6



Silver Creek Ranch, Lot #135 - Pic 7



Silver Creek Ranch, Lot #135 - Pic 8



Silver Creek Ranch, Lot #135 - Pic 9



Silver Creek Ranch, Lot #135 - Pic 10



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a

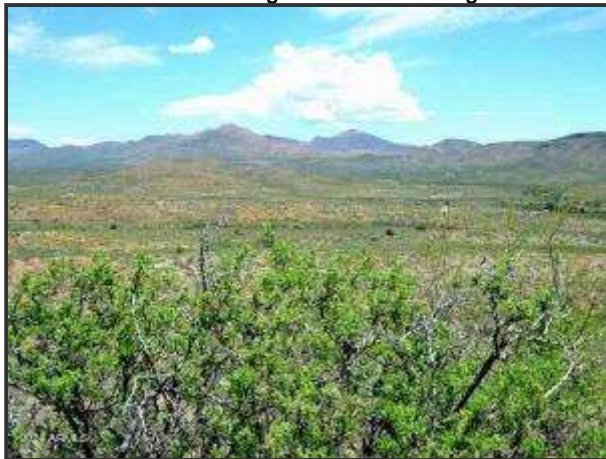


wild-west-amazing-tract-1250mo-douglas-a





wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a





wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



wild-west-amazing-tract-1250mo-douglas-a



**Silver Creek Ranch, Lot #135**

Online Land Auction of 40+/- acres (Silver Creek Ranch, Lot #135)