



7068772	Land	Active
Apx SqFt: 358,499 Apx SqFt G/N: N Apx Total Acres: 8.23 Apx Total Acres G/N: N Apx Deeded Fee Acres: 8.23 Apx Leased Acres: 0 Lot Size Dimensions: - Price Per SqFt: 0.03 Price Per Acre: 1,215.07		Subdivision: Lazy DS Ranch Estates Tax Municipality: Cochise - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Zoning: RU-4
Ele Sch Dist: Elementary School: Jr. High School:		High School District: High School:

Cross Streets: Highway 90 and Arizona SR 82 in Huachuca City **Directions:** South on Highway 90 for 3.8 miles, turn right (west) on Mustang Rd for 1.7 miles, turn left (south) on Lovely Dove Pl and follow directional signs. Located across the road from 374 W Lonely Dove Pl, Huachuca City, AZ 85616. Set driving directions to "374 W Lonely Dove Pl, Huachuca City, AZ, 85616" that is located across the road.

Public Remarks: ONLINE LAND AUCTION! Bidding ends Thurs., Sept. 10 at 6 PM AZ time. \$10,000 STARTING BID! Bid on an elevated 8.2± acre homesite near Huachuca City with panoramic mountain and desert views. RU-4 zoning, no HOA, recent survey available and electric approx. 300 ft. away. Easy access from Hwy 90 with no 4x4 required. Water options include hauled/delivered water or drilling a well; septic required. Build your dream home, ranchette or rural Arizona retreat. Seller financing available: 25% down, 10% interest, 4-year amortization, no balloon and no prepayment penalty. 10% Buyer's Premium. The property sells AS-IS with title insurance provided by the Seller. This is a partnership ordered sale.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 5.00 - 9.99 Acres Land Features: Land Configuration: Square Rectangular Elevation: 4,001 - 5,000 Ft / USGS View: Panoramic; Mountain(s) Topography: Gentle Sloping; Hillside; Rolling; Plateau Vegetation: Natural Vegetation; High Desert; Meadow/Range Grs Horses: Y Special: Existing Land Use: Residential Lot; Residential Acreage; Ranch Zoned Presently: Single Family; Ranch Potential Use: Single Family; Ranch Use Restrictions: C.C. & R's Freeway/Highway: 1.1 - 2 Miles Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Existing Structures: None Fencing: None Water Source: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: None Distance to Sewer: None Distance to Water: None Electric: City Electric Road Surface Type: Gravel Road Responsibility: Private Maintained Road Environmental: None	County Code: Cochise Legal Description (Abbrev): AN: 106-43-011-B Lot Number: 11 Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$2,025/325 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms; Owner May Carry; 1031 Exchange Pmt & Rate Info: Equity: 10,000 Total Owed: 0 Auction: Yes Auction Info: Auction Date: 09/10/2026; Minimum Bid Price: 10000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 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: 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 / 1 List Date: 08/19/2026 Expire Date: 12/31/2026 Status Change Date: 08/19/2026	Original List Price: \$10,000 List Price: \$10,000	Type: Exclusive Right To Sell Special Listing Cond: Auction; N/A

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. Online bidding closes on Thursday, September 10, 2026, at 6:00 PM (AZ). 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	Vacant: Yes Ownr/Occ Name - DND2: TRIUMPH PROPERTY LLC Occupant - DND2: Vacant	Lockbox Type: None Sign on Property: Yes

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
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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				

ONLINE LAND AUCTION - 8.2± ACRE HOMESITE - HUACHUCA CITY, ARIZONA

BIDDING ENDS THURSDAY, SEPTEMBER 10, 2026 AT 6:00 PM ARIZONA TIME

\$10,000 STARTING BID

Don't miss this opportunity to bid on an elevated 8.2± acre homesite in Lazy DS Ranch Estates near Huachuca City and Sierra Vista, Arizona. The property offers panoramic mountain and desert views, RU-4 rural zoning, no HOA, a recent survey and seller financing.

PROPERTY HIGHLIGHTS

8.2± acres of vacant land

Cochise County APN 106-43-011B

\$10,000 starting bid

RU-4 rural zoning

Panoramic mountain and desert views

Approx. 4,400± ft. elevation

Flat building area with sloping terrain

No HOA

Recent survey available

Electric approximately 300 ft. from property

Dirt-road access

Access from Highway 90 without requiring a 4x4

Water by hauled/delivered water or installation of a private well

Septic system required

2025 property taxes approximately \$325

Seller financing available

PANORAMIC SOUTHERN ARIZONA SETTING

Picture your future home or ranchette surrounded by wide-open Southern Arizona scenery. The property occupies an elevated setting with impressive views in multiple directions. Enjoy colorful desert sunrises, mountain vistas during the day and expansive Arizona skies after sunset.

The terrain includes a relatively flat area for planning a future homesite, surrounded by sloping desert terrain and natural vegetation.

RU-4 RURAL ZONING

The property is zoned RU-4 by Cochise County. RU-4 is a rural zoning classification with a minimum lot size of four acres.

Buyers interested in residential, agricultural, livestock, alternative construction, RV or other uses should independently verify their intended use, zoning requirements and applicable permits with Cochise County.

Qualifying RU-4 properties may be eligible for Cochise County's Rural Residential Owner-Builder program. Buyers should independently investigate eligibility and all applicable building, zoning, septic, floodplain, well and other requirements with Cochise County.

SELLER FINANCING AVAILABLE

Seller financing is available with the following proposed terms:

25% down payment

10% interest

4-year amortization

No balloon payment

No prepayment penalty

Seller financing provides qualified bidders with an alternative to obtaining conventional vacant-land financing. Final financing documents and terms are subject to Seller approval.

LOCATION

Address: 3XX W Lonely Dove PI, Huachuca City, AZ 85616

County: Cochise County

APN: 106-43-011B

Subdivision: Lazy DS Ranch Estates

The property combines rural privacy with convenient access to nearby communities, employment, shopping and recreation.

Sierra Vista is approximately 11± miles away, Tombstone approximately 25± miles and Tucson approximately 72± miles.

PROPERTY INFORMATION

Property Type: Vacant Land

Parcel Size: 8.2± acres

Zoning: RU-4

Elevation: 4,400± ft.

Terrain: Flat building area with sloping terrain

HOA: None

Road Access: W Lonely Dove PI

Road Type: Dirt

Electric: Service approximately 300 ft. from property

Water: No existing water service. Buyer may investigate hauled or delivered water or installation of a private well.

Sewer: None. Septic system required.

2025 Property Taxes: Approximately \$325

Survey: Recent survey available

Legal Description: See title and auction documents.

PROPERTY PREVIEW

The property is vacant land and may be inspected on a drive-by basis. Prospective bidders are encouraged to inspect the property and complete all desired due diligence before bidding.

AUCTION TERMS

This is an online-only real estate auction.

Bidding ends Thursday, September 10, 2026 at 6:00 PM Arizona time.

Starting bid is \$10,000.

No registration fee to bid.

A 10% Buyer's Premium will be added to the successful high bid to determine the total purchase price.

Example: A \$25,000 high bid plus a \$2,500 Buyer's Premium equals a \$27,500 purchase price.

The successful bidder will be required to make a non-refundable earnest money deposit equal to 10% of the purchase price.

The balance of the purchase price is due at close of escrow, with closing to occur within 30 days following the auction.

The property is offered AS-IS, WHERE-IS and the auction is conducted with reserve, subject to Seller approval of the high bid.

Seller will convey clear title free of monetary liens and mortgages and provide an owner's title insurance policy subject to the terms and conditions of the auction.

Seller reserves the right to withdraw the property, postpone or cancel the auction prior to the sale.

BUYER DUE DILIGENCE

All property information is believed to be from reliable sources but is not guaranteed. Prospective buyers are responsible for conducting their own due diligence and independently verifying all information material to their purchase decision, including acreage, boundaries, legal and physical access, road conditions, utilities, electric availability and cost, water availability, well feasibility, septic feasibility, soils, zoning, permitted uses, building requirements, Owner-Builder program eligibility, taxes and assessments.

The property is being sold AS-IS, WHERE-IS. Bidders should complete their investigation and satisfy themselves regarding the property before bidding.

Published auction terms, conditions and announcements shall take precedence over prior advertising.

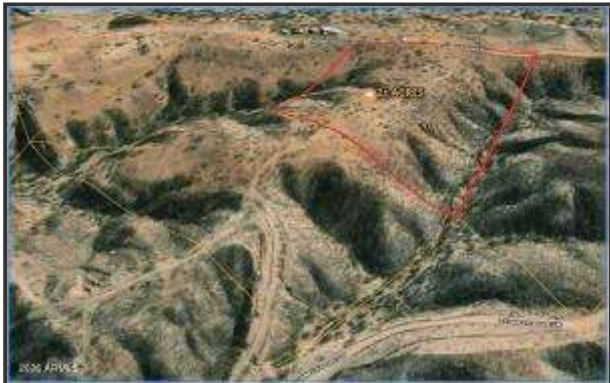
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Land.id 3D #2 SS



Land.id 3D #3 SS



Land.id 3D #1 SS



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DSC_0014



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DSC_0018



IMG_0624



IMG_0627



IMG_0630



IMG_0636



IMG_0637



IMG_0638



IMG_0648



IMG_0649



IMG_0652



IMG_0654



IMG_0660



IMG_0662



IMG_0663



IMG_0667



IMG_0712



IMG_0714



IMG-0070



IMG-0083



main photos (8.2 acres)



opening



Land.id #2 SS (8.2 acres)



Land.id #2+countour+flood SS (8.2 acres)



Land.id #3 SS (8.2 acres)



Land.id #3+flood SS (8.2 acres)



Land.id SS (8.2 acres)



Land.id SS+contour+flood SS (8.2 acres)



Survey (8.2± Acres) 001



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