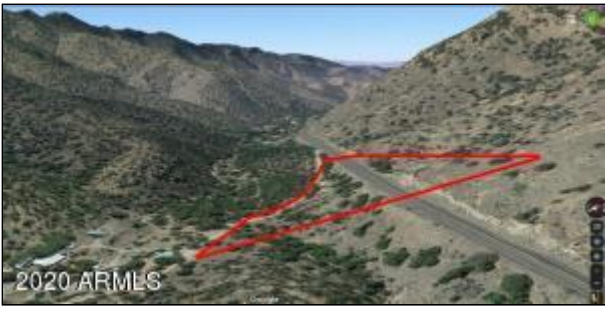


Client Report (1)

X W Mule Pass Road RD 1, Bisbee, AZ 85603

\$100,000

	6088460	Land and Lots	Active
	Apx SqFt: 376,794 Apx SqFt G/N: G Apx Total Acres: 8.65 Apx Total Acres G/N: N Apx Deeded Fee Acres: 8.65 Apx Leased Acres: 0 Lot Size Dimensions: Irr Price Per Acre: 11,560.69 Price Per SqFt: 0.27		Subdivision: Tax Municipality: Cochise - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: C73 Census Tract: 1,200 Zoning: RU-4
	Ele Sch Dist: Elementary School: Jr. High School:		High School Dist #: High School:

Cross Streets: Mule Pass Road and State Hwy 80 **Directions:** Take W. Mule Pass Road from AZ 80. AZ-80 runs right through this property, and W. Mule Pass Road runs along its southern boundary.

Public Remarks: Interesting property located just outside Historic Bisbee! Zoning is for 1 home per 4 acres. This property is in a great little neighborhood of rural homes on the way into Bisbee, and the possibilities are limitless with this fascinating property! What a great little getaway this provides! Imagine the views looking down this scenic highway. Get this very unique property on the edge of town and you will never regret it! ***Disclosure: The owner of this property is a trust that owns dozens of properties and has limited knowledge of any individual property. Information listed is to the best of the listing Broker's knowledge, so please do your own due diligence.***

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 5.00 - 9.99 Acres Land Features: Mountain View(s) Land Configuration: Elevation: / Topography: Mountainous Vegetation: Horses: Special: Existing Land Use: Residential Acreage Zoned Presently: Rural Potential Use: Single Family Use Restrictions: Existing Easement Freeway/Highway: Frontage Traffic Count: Current Density: Proposed Density:	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: Other (See Rmks) Roads/Streets: Gravel; Asphalt Environmental: None	County Code: Cochise Legal Description (Abbrev): POR LOTS 1 & 2 IN NE4 SEC 1 BY M&B COM AT NE COR SAID SEC 1 THN N89DEG 58MIN W847.95' TO POB THN S09 AN: 103-39-001-D Lot Number: 1 Town-Range-Section: 23-23-01 Cty Bk&Pg: Taxes/Yr: \$408/2019 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 100,000 Total Owed: 0 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:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 72 / 80 Status Change Date: 06/09/2020	List Price: \$100,000	Special Listing Cond: N/A

Listed by: Just Land Consultants (jInd01)

Prepared by
Christopher Just

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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