

AUCTION!! 40.18+/- ACRE RANCH LAND PARCEL

LOW STARTING BID OF \$5,000 (ONLY \$125/ACRE)!



UNITED COUNTRY REAL ESTATE - ARIZONA PROPERTY & AUCTION and THE LARSEN COMPANY REAL ESTATE AND AUCTION are proud to present a golden opportunity to bid on pristine Cochise County ranch land through an exclusive online auction. Discover the Charm of the Old West. Saddle up and stake your claim on 40.18+/- acres of untouched beauty in southeast Arizona, just a stone's throw north of Douglas. This prime parcel is ripe for investment or your dream off-grid homestead.

Endless Possibilities: Whether you're looking to build, invest, or simply enjoy the rugged splendor of Arizona, this land has it all. Scenic Beauty! Surrounded by rolling mountains and expansive vistas, this property offers unparalleled privacy and tranquility. Outdoor Adventures! Perfect for hiking, hunting, wildlife watching, and riding your ATVs through the vast open spaces. Mild Climate! Enjoy more temperate weather compared to the heat of Phoenix or Tucson. No HOA! Freedom to develop as you please, with neighboring parcels relying on well water. Reachable via Healy Road, with legal access easement to be completed by the buyer. A mere 30-minute drive to Douglas for all your supplies and amenities. Nearby Attractions: Close to historic Bisbee, Tombstone, the Willcox wineries, and the majestic Chiricahua Mountains.

Why Douglas, Arizona?

Living in Douglas offers a unique blend of multicultural heritage and Old West charm. The town, with its rich history in mining and ranching, fosters a sense of community pride. Local events, diverse cuisine, and traditions make for a vibrant lifestyle, all set against a backdrop of sunny skies and beautiful landscapes. Douglas is a place where neighbors know each other, offering a warm, welcoming community atmosphere. Its affordability and proximity to the U.S.-Mexico border add to its appeal as a wonderful place to call home.

Auction Details:

Online Bidding Ends: Wednesday, August 14, 2024, at 6:00 PM (AZ Time).

How to Bid: Visit AZLandAuction.com and click on the "Bidding Open" link to register as an online bidder.

Opening Bid: \$5,000

Google Maps Coordinates: 31.5275, -109.4261

Directions: Google Map the adjacent residential ranch property located at 7994 N Healy Rd, Douglas, AZ 85607. The 40.18+/- acre land parcel is on the east side of this address. See the maps for details and use the GPS coordinates available to locate the property.

Property Information:

Property Type: Vacant Land

Parcel Size: 40.18+/- Acres (1,750,114+/- Square Feet)

County: Cochise County, Arizona

Nearest Cities/Towns: Douglas, AZ (12+ miles)

Address: Located just east of the adjacent ranch property located at 7994 N Healy Rd, Douglas, AZ 85607

Assessor Parcel Number: 405-05-005

Elevation: 4,920 Feet

Zoning: RU-4

Terrain: Flat and some hills with natural arroyos.

Subdivision: N/A

HOA: N/A

Annual Taxes: \$388/Year (2023 Assessment)

Road Access: See maps

Road Type: Dirt

Legal Access: TBD via access easement

Electric: Pull in electric or install solar

Water: Install well or haul water

Sewer: N/A

Legal Description: Northeast quarter of the Southeast quarter of Section 7, Township 22, Range 29

Property Preview and Inspection:

Preview and inspection of the property are available on a drive-by basis. Please reference the auction listing and maps to determine the property's location. Call the Auctioneers with any questions.

Sale Terms:

No registration fee to bid. All bidding is done online through UnitedCountryAZ.hibid.com. A 10% Buyer's Premium (auction fee) will be added to the high bid to determine the purchase price. A non-refundable earnest money deposit of 10% of the purchase price is required, with the balance due at closing within 30 days. The property is sold "as-is" and subject to estate approval of the bid. The seller guarantees a clear title of liens and mortgages with title insurance provided. The seller reserves the right to withdraw the property, postpone, or cancel the auction prior to the sale. All announcements made on the day of sale take precedence over all previous advertising. All information is from reliable sources. However, the auctioneer/broker does not accept responsibility for the information presented as it is the buyer's responsibility to verify all information.

Seller Financing:

Available with the following terms:

- Down payment: 20% minimum due at closing
- Interest: 8%
- Payment amortization: 15 years
- Loan payment includes loan principal + interest + impound for property taxes + account servicing fee

- Balloon payment balance of loan principal due at the end of the 5th year
- Account servicing through Pioneer Title Agency

Online Info:

Property information, disclosures, inspections, auction terms, and registration info are available at **AZLandAuction.com.**

Questions?

Contact Arizona Brokers and Auctioneers:

- Stewart Larsen: 480-861-2530, slarsen@thelarsencompany.com
- John Payne: 480-422-6800, john@UnitedCountryAZ.com

Happy Bidding!