

# Large 2.57 acre lot for a new home build just minutes in the hills, south of downtown Globe



## 2.57 Acres

### \$45,000

#### Gila County, Arizona

landresellers.com/properties/9b6223e9fdf



## Property Details

**Property Types:** Land

**State:** Arizona

**County:** Gila County

**City:** Globe

**Zip:** 85501

**Price:** \$45,000

**Total Acreage:** 2.57

**Property ID:** 9b6223e9fdf

**Property Address:** S Cherokee Dr, Globe, AZ, 85501

**APN:** 102-12-033A & 102-12-095A

**Dimensions:** 116x92x94x75x50x72 &

173x253x22x85x200x207x100x96x95x109x75x50

**GPS:** 33.367382, -110.769793

**Subdivision:** Old Pinal Subdivision

**CCRs:** Yes

**Roads:** Paved

**Power:** Available

**Water:** Available

**Sewer:** Septic Required

**Taxes:** \$511

Large 2.57 acre lot for a new home build just minutes in the hills, south of downtown Globe

City water & power at lot. BLM land to the west.

Property Address: S Cherokee Dr, Globe, AZ 85501

Latitude/Longitude: 33.367382, -110.769793

County: Gila

Subdivision: Old Pinal Subdivision

Google Map - <https://goo.gl/maps/vqzXYy7u3w3RfWk56>

Directions: Head west on E Ash St toward S 6th St, Turn left onto S Hill St, Turn right onto S Broad St, Turn left onto Ruiz Canyon Rd, Turn left onto S Jesse Hayes Rd, Continue straight onto 6 Shooter Canyon Rd, Turn right onto Cherokee Dr, Destination will be on the right & left

PRICE: \$45,000 Plus closing costs

Permitted uses - Site built homes only. No mobile/manufactured home or recreational vehicle may be occupied as a permanent or temporary dwelling unit

Property description:

Welcome to the perfect opportunity to build your dream home on this spacious 2.55 acre residential vacant lot (Two individual lots, one 0.34 acres and the other one is 2.21 acres sold together equaling 2.55 acres) on S Cherokee Dr, Globe, Arizona. Nestled in a tranquil neighborhood, this lot offers a serene escape with the convenience of city amenities. With city water, power, cable, and phone services readily available and septic is required, you can enjoy modern comforts without compromise. The city maintained paved road access ensures smooth and easy commuting to and from your future residence. Take advantage of the convenience of nearby schools, shopping centers, and recreational facilities. As you plan your future residence, with magnificent natural surroundings that characterize the area. From mature trees to panoramic views, nature's beauty becomes the backdrop of your dream home on this large 2.55 acre piece of land.

Property Info

Power: Available

Sewer: Septic Required

Water: Available

Gas: None

Telephone: Available

Cable: Available

Permits: None

Fence: None

Access: Public Road - Paved

HOA: No

Violations: No

Survey: No

CCR's: Yes

#### Property Details

Parcel Number: 102-12-033A & 102-12-095A

Account ID: R000807 & R001076

Property Type: Residential Vacant Land

Lot Size: 14,810 SqFt & 96,268 SqFt

Acres: 0.34 AC & 2.21 AC

Topography: Flat

Dimensions: 116x92x94x75x50x72 & 173x253x22x85x200x207x100x96x95x109x75x50

Shape: Irregular

Zoned: R1L-D10

Horse Property: No

FEMA Flood Hazard Zone: D

FEMA Floodway: No

Yearly Tax Amount: \$313.90 & \$197.12

Road Type: Paved

Road Maintenance: City

School District: Globe Unified District

Legal: SECTION: 12 TOWNSHIP: 01S RANGE: 15E LOT 54 & POR TRACT A OF PINAL SUBDIVISION, PLAT 296 COMM AT SW COR TR A; TH S89D48'26"E, 160.84'; TH N0D12'E, 50.0' TO POB; TH N0D12'E, 75'; TH N 21-07-12 E 50'; TH N 74-37-40 E 72.59'; TH S 36-49 E 116.73'; TH SWLY ALG A LEFT CURV 92.89'; TH N 89-48 W 94' POB; = 0.36 ACRE M/L (OUT OF 102-12-033 & 095)

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/az/gila/globe-miami/26259>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Parcel Details - <https://assessor.gilacountyaz.gov/assessor/taxweb/account.jsp?accountNum=R000807>

Treasurer Details - <https://taxes.gilacountyaz.gov/treasurer2/treasurerweb/account.jsp?account=R000807>

Photos - <https://photos.app.goo.gl/VC1VombEZ8L7kUan9>

GIS Map - <https://gilacountyaz.maps.arcgis.com/apps/webappviewer/index.html?id=bca47d05176246979c3301f0d641110b&marker=-110.76990779435737%2C33.36737720020415%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A11192%2C%22longitude%22%3A-110.76990779435737%2C%22latitude%22%3A33.36737720020415%2C%22isIncludeShareUrl%22%3Atrue%7D&level=19>

Gila County Planning & Zoning (928) 474-9276

[https://www.gilacountyaz.gov/government/community\\_development/planning\\_and\\_zoning.php](https://www.gilacountyaz.gov/government/community_development/planning_and_zoning.php)

Gila County Planning and Zoning Fees - [https://www.gilacountyaz.gov/gilaaz/government/community\\_development/uploads/2014\\_fees.pdf](https://www.gilacountyaz.gov/gilaaz/government/community_development/uploads/2014_fees.pdf)

Zoning Ordinance for Unincorporated Areas of Gila County Arizona - [https://cms3.revize.com/revize/gilaaz/government/board\\_of\\_supervisors/docs/2014\\_04\\_Zoning\\_Ordinance.pdf](https://cms3.revize.com/revize/gilaaz/government/board_of_supervisors/docs/2014_04_Zoning_Ordinance.pdf)

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona



Affordable Land USA  
4609 E Cooper St  
Tucson, AZ 85711

520-214-5303  
[affordablelandnow@gmail.com](mailto:affordablelandnow@gmail.com)