



## 1 Acres

### \$8,995

#### Cochise County, Arizona

landresellers.com/properties/da7ad26f139



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Arizona

**County:** Cochise County

**City:** Willcox

**Zip:** 85643

**Price:** \$8,995

**Total Acreage:** 1

**Property ID:** C-2022054

**Property Address:** Round Up Road, Willcox, AZ, 85643

**APN:** 202-46-084

**Dimensions:** 160' X 273'

**GPS:** 32.3315, -109.83638

**Subdivision:** Arizona Bell Ranch

**Lot:** 84

**CCRs:** None

**Association Fees:** None

**Time Limit to Build:** None

**Taxes:** \$21

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Arizona Bell Ranch is located under five miles north of Willcox, Arizona. Unlike many areas in Cochise County, there is development in this subdivision. This lot lies just south of Saddle Road and measures a total of one acre. It is buildable, and NOT in a flood zone. This is a great area to either build or simply start your land portfolio at an affordable price.

### City of Willcox

The air is unpolluted, the water is pure, the temperatures are moderate, and the sunsets are spectacular. Willcox has plenty of things to keep everyone busy from outdoor recreation such as hiking, biking, camping; bird watching to beautiful sunsets. Historic downtown Willcox is home to some of Willcox Wine Country tasting rooms, interesting shops, restaurants, museums, and great people.

Originally known as "Maley", the town was founded in 1880 as a whistlestop on the Southern Pacific Railroad. It was renamed in honor of a visit by General Orlando B. Willcox in 1889. The town was incorporated in 1915. In the early 20th century, Willcox had the distinction of being a national leader in cattle production. Agriculture remains important to the local economy, and Willcox has maintained its rural lifestyle through a strong agricultural and ranching economy.

### Cochise County

Home to Tombstone, Cochise County has over 130,000 residents. Area industries include copper, cattle, cotton and silver. In the county's largest city, Sierra Vista, US Army Intelligence Center Fort Huachuca helps to contribute to an already strong economy. While the county may be large in size (as large as Connecticut and Rhode Island combined), you will find more similarities than differences as you traverse the area.

### Land Information:

Legal: Arizona Bell Ranch Lot 84

APN: 202-46-084

Dimensions: Approximately 160' X 273'

Size: 1.0 Acres

GPS: Approximate GPS Coordinates

32.33171, -109.83682 (NW Corner)

32.33171, -109.83594 (NE Corner)

32.33127, -109.83594 (SE Corner)

32.33127, -109.83682 (SW Corner)

32.33150, -109.83638 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2022054 NRR

## Seller Information



**GOVERNMENT  
LAND SALES**

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510 E 44th St  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

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