



## San Simon 160 Acre Ranch/Farm Wood Canyon Rd

160 +/- Acres (\$469/acre) | Cochise County, AZ | \$75,000



### ADDRESS

On Wood Canyon Rd  
San Simon, AZ 85632

### LOCATION

Please call John Conger with National Land Realty for your own private showing. Good road to property. Please consider using ON-X mapping program to find the property and the properties corners. Owner Last name is Williams.

### PROPERTY SUMMARY

PRICES TO SELL!!! \$470 per ACRE!!! Motivated SELLER!! Wants CASH BUYER!!! Just lowered price by 1/3!! These San Simon 160 acres share borders BLM/State Land. The property has great views of the Chiricahua's and Cochise Mountain to the south. This parcel offers a ton of opportunities: Farming, Horse Ranching, or growing Alfalfa. Shoot your long-range rifles and pistols or raise a few cows. Hike, dirt bike, or just enjoy the beauty of Eastern AZ. This is an off-grid property with approximately 4,000' of frontage On Wood Canyon Rd, maintained by Cochise County. The property has legal access. NO HOA!!! NO CCR's!!! Please give me a call for more details. This property will sell quick!!! 32.21115 -109.23103

[nationalland.com/listing/san-simon-160-acre-ranchfarm-wood-canyon-rd](http://nationalland.com/listing/san-simon-160-acre-ranchfarm-wood-canyon-rd)



National Land Realty  
16446 E. Tombstone Avenue  
Fountain Hills, AZ 85264  
[NationalLand.com](http://NationalLand.com)



**John Conger**  
Office: 602-975-4819  
Cell: 602-502-1580  
Fax: 864-331-1610  
[Jconger@NationalLand.com](mailto:Jconger@NationalLand.com)

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