



\$295,000

- Lots / Land
- Active

4999+GF TUCSON, AZ, USA

<https://rehomes.us>

Loads of privacy on this 37.25 acre parcel. Breath taking views of the desert and mountains in an elite community at X9 Ranch. Gated with gatekeeper.



Basics

<b>Category:</b> Lots / Land	<b>Status:</b> Active
<b>Lot size:</b> 1622610.00 sq ft	<b>Days On Market:</b> 169
<b>County:</b> Pima	<b>List Number Main:</b> 22300745
<b>Entry Timestamp:</b> 2023-01-11T14:36:04.698	<b>Lot Acres:</b> 37.25 acres
<b>Municipality/Zoning:</b> Vail - RH	<b>Lot Dimensions:</b> irregular
<b>Township:</b> 15	<b>View:</b> City,Mountain(s),Sunset
<b>Area:</b> Upper Southeast	<b>Property Use Type:</b> Residential



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## Description

**Legal Description:** IRR PCL IN E2 SE4 SEC 16 31.74 AC SEC 16-15-17 AKA PT LOT 81 X9 RANCH LV R/S 1-40

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## Building Details

**Lot Features:** Subdivided

**Fence:** None

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** X9 Ranch

**Direction:** S

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-85-020A

**Property Disclosures:** Deed Restrictions,Unknown

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** LOT LINE

**Distance to Utilities: Gas:** LOT LINE

**Distance to Utilities: Electric:** LOT LINE

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** Yes

**Section:** 16

**Fire Protection:** None

**Range:** 17.00

**Road Type:** Dirt,Gravel

**Terms:** Cash

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** LOT LINE

**Phone: Location:** Available

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## Listing Office



**Listing Office ShortId:** 3755

**ListingOfficeName:** Tortolita Mountain Realty, Inc.

**Listing Office Address:** 7040 N Oracle  
Road, Tucson, AZ 85704

**Listing Office Url:** <http://www.>

**Listing Member Phone:** (520) 272-7799

**Office ID:** 20091207185507661085000000

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## Amenities & Features

**Sewer:** Septic

**Neighborhood Feature:** Gated Community, Horses  
Allowed, Legal Access

**Electric:** Electric Company

**Gas:** None

**Water: Location:** Available

**Gas: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Cienega

**School District:** Vail

**Middle School:** Old Vail

**Elementary School:** Acacia

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## Fees and Taxes

**Tax Year:** 2021

**Association & Fees: HOA Amt (Monthly):**  
\$114

**Association & Fees: HOA Payment**  
**Frequency:** Quarterly

**Taxes:** \$4,903.08

