



\$350,000

- Lots / Land
- Active

7001 S X9 RANCH RD, VAIL, AZ 85641, USA

<https://rehomes.us>

Come build your dream retreat on this pristine 37-acre parcel within the esteemed X9 Ranch. Bask in breathtaking vistas of the Rincon Mountains and savor exquisite sunsets that paint the sky in hues of gold and crimson. As night falls, be enchanted by the dark, star-filled skies that blanket your private sanctuary. Lush riparian habitat [...]



Basics



Category: Lots / Land

Lot size: 1629144.00 sq ft

List Number Main: 22406020

Lot Acres: 37.40 acres

Lot Dimensions: Irregular (see plat map attached)

View: Mountain(s),Sunrise,Sunset

Property Use Type: Residential

Status: Active

County: Pima

Entry Timestamp:
2024-03-08T12:59:45.473

Municipality/Zoning: Pima County - RH

Township: 15

Area: Upper Southeast

Description

Legal Description: PCL 75 X-9 RANCH RS 1/40 AKA PTN SW4 37.40AC SEC 16-15-17

Building Details

Lot Features: Subdivided

Fence: None

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: No

Association & Fees: HOA: Yes

Association & Fees: HOA Name: X9 Ranch

Assessments: \$0

Community: None

Fire Protection: None

Range: 17.00

Road Type: Dirt

Terms: Cash,Conventional

Distance to Utilities: Sewer: Not Available

Distance to Utilities: Water: Lot line

Phone: Location: Unknown

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: Yes - By Zoning

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$250

Association & Fees: HOA Telephone: 520-760-7793

Section: 16

Attribution Contact: 520-977-4770

Tax Code: 205-85-004T

Property Disclosures: Unknown

Road Maintenance: HOA

Distance to Utilities: Phone: unknown

Distance to Utilities: Gas: Not Available

Distance to Utilities: Electric: Lot line

Listing Office

Listing Office ShortId: 52896

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718

Office ID: 20220317222010367165000000

ListingOfficeName: Long Realty Company

Listing Member Phone: (520) 977-4770

Amenities & Features



Neighborhood Feature: Gated Community
Sewer: Other: Septic required
Gas: None
Gas: Location: None
Sewer: Location: None

Electric: Electric Company
Water: Water Company
Water: Location: On Site
Electric: Location: Available

Nearby Schools

High School: Vail Dist Opt
Middle School: Old Vail

School District: Vail
Elementary School: Ocotillo Ridge

Fees and Taxes

Tax Year: 2023
Association & Fees: HOA Payment Frequency: Quarterly

Association & Fees: HOA Amt (Monthly): \$177
Taxes: \$2,697

