



\$480,000

**7519 S RINCON VALLEY RANCH RD, VAIL, AZ
85641, USA**

<https://rehomes.us>

- Lots / Land
- Active



Extraordinary parcel that borders National Forest Land on the South and West lot lines and State Land on the North lot line offering incredible privacy. Located at the foot of the Rincon Mountains in beautiful gated X9 Ranch, a private enclave each lot a minimum of 35 acres per lot. One of the best lots [...]

Basics



Category: Lots / Land

Lot size: 1828206.00 sq ft

County: Pima

Entry Timestamp: 2023-01-07T13:10:59.973

Municipality/Zoning: Pima County - RH

Township: 15

Area: Upper Southeast

Status: Active

Days On Market: 173

List Number Main: 22300473

Lot Acres: 41.97 acres

Lot Dimensions: Irregular

View: Mountain(s)

Property Use Type: Residential

Description

Legal Description: ELY PTN S2 NE4 41.97 AC SEC 17-15-17 AKA PTN LOTS 62 63 & 64 X-9 RANCH RS 1/39

Building Details

Lot Features: North/South Exposure,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: E

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Assessments: \$0

Community: None

Tax Code: 205-76-007T

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA,Road Maintenance Agreement

Distance to Utilities: Phone: checking

Distance to Utilities: Gas: none

Distance to Utilities: Electric: checking

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: Yes - By Zoning

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: X9 Ranch HOA

Section: 17

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Dirt,Gravel

Terms: Cash,Conventional

Distance to Utilities: Sewer: septic required

Distance to Utilities: Water: lot line

Phone: Location: Unknown

Listing Office

Listing Office ShortId: 16706

Listing Office Address: 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

Listing Member Phone: (520) 907-1205

ListingOfficeName: Long Realty Company

Listing Office Url: <http://www.LongRealty.com>

Office ID: 20091207184330384938000000

Amenities & Features

Sewer: None

Sewer: Other: Septic Required

Water: Location: Available

Electric: Location: Available

Neighborhood Feature: None

Assoc Amenities: None

Gas: Location: Unknown



Nearby Schools

High School: Empire

School District: Vail

Middle School: Old Vail

Elementary School: Ocotillo Ridge

Fees and Taxes

Tax Year: 2020 **Association & Fees:** HOA **Payment Frequency:** Quarterly

Taxes: \$5,914.19

