

306-01

14/19



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<https://rehomes.us>

Your dream mini-ranch awaits you in Southern Arizona with outstanding majestic mountain views! TWO parcels for the price of one (8.50 acres + 4.25 acres); adjacent lots side-by-side so you can build 2 home or sell off one of the parcels. Your future homestead is located in a custom home-only gated community on a paved [...]

## Basics



<b>Category:</b> Lots / Land	<b>Status:</b> Active
<b>Lot size:</b> 555390.00 sq ft	<b>Days On Market:</b> 757
<b>County:</b> Pima	<b>List Number Main:</b> 22110018
<b>Entry Timestamp:</b> 2021-04-18T17:18:55.175	<b>Lot Acres:</b> 12.75 acres
<b>Municipality/Zoning:</b> Pima County - RH	<b>Lot Dimensions:</b> 697'.43'x653.03'x472.82'x628.29'x314.35'x320.00'
<b>Township:</b> 16	<b>View:</b> Mountain(s),Panoramic,Rural,Sunrise,Sunset
<b>Area:</b> Upper Southeast	<b>Property Use Type:</b> Residential

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## Description

**Legal Description:** PTN S660.25' E697.45' M/L E2 NW4 8.50 AC SEC 25-16-17 and PTN S660.25' E320' W1137.45' M/L E2 NW\$ 4.25 AC SEC 25-16-17

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## Building Details

<b>Lot Features:</b> North/South Exposure,Subdivided	<b>Fence:</b> 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:** Other/Unknown

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 25

**Fire Protection:** None

**Range:** 17.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** Septic Req'd

**Distance to Utilities: Water:** At Lot Line

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 306-01-054C

**Property Disclosures:** CC&Rs,Deed Restrictions,Easements,Plat Map,Property Profile,Road Maint Agreement,Seller Prop Disclosure,Surveyed Plat,Unknown

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** At Lot Line

**Distance to Utilities: Gas:** Opt Propane Req'd

**Distance to Utilities: Electric:** At Lot Line

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## Listing Office

**Listing Office ShortId:** 3773

**Listing Office Address:** 6602 E. Cooper St., Tucson, AZ 85710-1020

**Listing Member Phone:** (520) 990-8163

**ListingOfficeName:** Gary A Kipnis

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

**Office ID:** 20091207185450656126000000

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## Amenities & Features



**Sewer:** None,Septic

**Electric:** Electric Company

**Water:** Shared Well,Well Agreement

**Water: Location:** Available

**Electric: Location:** Available

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

**Assoc Amenities:** None

**Gas:** None

**Gas: Location:** None

## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**School District:** Vail

**Elementary School:** Acacia

## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$1,050.05

