



**10645 N DERRINGER RD, MARANA, AZ 85653, USA**

<https://rehomes.us>

**\$180,000**

- Lots / Land
- Active



Embrace the limitless potential of this expansive piece of land complete with a 380 sqft insulated studio with electric heating & cooling, that could be used as another tiny home or storage. Spanning over 5 acres, and zoned for horses, this sprawling parcel presents a rare opportunity for savvy investors, developers, and visionaries alike. Boasting [...]

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**Basics**



**Category:** Lots / Land

**Lot size:** 217800.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-06-26T18:38:22.031

**Municipality/Zoning:** Pima County - RH

**Township:** 12

**Area:** Extended West

**Status:** Active

**Days On Market:** 39

**List Number Main:** 22415954

**Lot Acres:** 5.00 acres

**Lot Dimensions:** 322 x 672

**View:** Mountain(s),Panoramic,Rural

**Property Use Type:** Residential

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## Description

**Legal Description:** From Parcel:20825054C /E2 Sw4 Ne4 Sw4 5 Ac Sec 9-12-10

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## Building Details

**Lot Features:** Dividable Lot

**Fence:** Barbed Wire

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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:** N/A

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 9

**Attribution Contact:** wacostarr@longrealty.com

**Tax Code:** 208-25-054F

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** on site

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** on site

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** septic

**Distance to Utilities: Water:** on site

**Phone: Location:** Unknown

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## Listing Office

**Listing Office ShortId:** 16724

**Listing Office Address:** 10222 E. Rita Rd No. 170, Tucson, AZ 85747

**Listing Member Phone:** (520) 548-7652

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207185519936511000000

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## Amenities & Features

**Sewer:** Septic

**Water:** Water Company

**Water: Location:** On Site

**Neighborhood Feature:** Horses Allowed, Walking Trail

**Gas:** None

**Electric: Location:** On Site

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## Nearby Schools



**High School:** Marana  
**Middle School:** Marana

**School District:** Marana  
**Elementary School:** Picture Rocks

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# Fees and Taxes

**Tax Year:** 2023 **Taxes:** \$454

