



## 16553 W SUNSET RD, MARANA, AZ 85653, USA

<https://rehomes.us>

Beautiful Unique +/- 108 acres in the Marana / Avra Valley AZ area. In the path of growth. Location, Location, Location !!! 108 FLAT ACRES at the NEC of Anway Rd and Sunset Rd in the fast growing Avra Valley / MARANA area. Paved access and frontage on a trafficked road for a great marketing [...]

### Basics



**Category:** Lots / Land

**Lot size:** 4704480.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-05-11T17:59:19.452

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

**Township:** 13

**Area:** Extended West

**Status:** Active

**Days On Market:** 49

**List Number Main:** 22310333

**Lot Acres:** 108.00 acres

**Lot Dimensions:** see parcel map

**View:** Mountain(s),Rural,Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** SW4 EXC E1303.66' W1333.66' N1670.58' 108.18 ACSEC 10-13-10

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## Building Details

**Lot Features:** North/South Exposure

**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.

**UnBranded Virtual Tour:**

[https://www.dropbox.com/s/b4rx1ajmqzx2t0l/DJI\\_0039.MP4?dl=0](https://www.dropbox.com/s/b4rx1ajmqzx2t0l/DJI_0039.MP4?dl=0)

**Special Listing**

**Conditions:** None

**Subdivision Name:** Other/Unknown

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

**Direction:** W

**Horse Property:** Yes  
- By Zoning

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$0

**Section:** 10

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:**  
208-41-0250

**Range:** 10.00

**Property Disclosures:** None

**Road Type:** Paved

**Road Maintenance:**  
County

**Terms:** Cash,Conventional,Owner Carry,Submit

**Distance to Utilities: Phone:** on site  
**Distance to Utilities: Sewer:** septic needed

**Distance to Utilities: Gas:** on site  
**Distance to Utilities: Water:** Anway Manville Water

**Distance to Utilities: Phone: Location:** Available  
**Electric:** on site

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## Listing Office

**Listing Office ShortId:** 51495

**ListingOfficeName:** JVincent Company LLC

**Listing Office Address:** 2850 E Skyline Dr  
Ste 100, Tucson, AZ 85718

**Listing Office Url:** <http://jvincentcompany.com>

**Listing Member Phone:** (520) 548-0216

**Office ID:** 20180719184130197185000000

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## Amenities & Features



**Sewer:** None

**Water:** Water Company

**Gas:** **Location:** Available

**Electric:** Electric Company

**Water:** **Location:** Available

**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:** 2022

**Taxes:** \$2,830

