



DOWNTOWN TUCSON

90 MINS

CHARLES WHITLOW  
RODEO GROUNDS

FLORENCE-KELVIN HIGHWAY

79

CACTUS FOREST ROAD

\$189,000

## XM4R+7M CACTUS FOREST, AZ, USA

<https://rehomes.us>

+/- 11-acres near Florence AZ ! Nestled in the heart of Pinal County. Close proximity to Charles Whitlow Rodeo Grounds makes the Cactus Forest community a preferred destination for ropers and riders a like. Zoned GR (General Rural) in Pinal County. For Residential and AG uses. Power available. This land presents a blank canvas, ready [...]

- Lots / Land
- Active



### Basics



**Category:** Lots / Land

**Lot size:** 487872.00 sq ft

**County:** Pinal

**Entry Timestamp:** 2023-10-23T14:41:09.791

**Municipality/Zoning:** Pinal County - GR

**Township:** 5

**Area:** Pinal

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22323071

**Lot Acres:** 11.20 acres

**Lot Dimensions:** see survey

**View:** Panoramic,Pasture,Rural,Sunrise,Sunset

**Property Use Type:** Residential

Description

**Legal Description:** Ask Broker

Building Details

**Lot Features:** East/West Exposure,North/South Exposure

**Fence:** Barbed Wire

Miscellaneous



<b>Compensation</b>	<b>UnBranded Virtual Tour:</b>
<b>Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<a href="https://www.dropbox.com/scl/fi/iduuc8rywl9qj412fp1po/DJI_0108.MP4?rlkey=586a389oe312pmpjre26l34yp&amp;dl=0">https://www.dropbox.com/scl/fi/iduuc8rywl9qj412fp1po/DJI_0108.MP4?rlkey=586a389oe312pmpjre26l34yp&amp;dl=0</a>
<b>Special Listing Conditions:</b> None	<b>Subdivision Name:</b> None
<b>Co-op Fee:</b> \$4	<b>Direction:</b> E
<b>Horse Property:</b> Yes - By Zoning	<b>Subdivision Restrict: Age Restrictions:</b> No
<b>Association &amp; Fees: HOA:</b> No	<b>Assessments:</b> \$0
<b>Section:</b> 34	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 206-21-001L	<b>Range:</b> 10.00
<b>Property Disclosures:</b> None	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> County	<b>Terms:</b> Cash,Owner Carry,Submit
<b>Distance to Utilities:</b> <b>Phone:</b> on site	<b>Distance to Utilities: Sewer:</b> septic needed
<b>Distance to Utilities: Gas:</b> none	<b>Distance to Utilities: Water:</b> 150ft approximately
<b>Distance to Utilities:</b> <b>Electric:</b> on site	<b>Phone: Location:</b> None

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## Listing Office

<b>Listing Office ShortId:</b> 51495	<b>ListingOfficeName:</b> JVincent Company LLC
<b>Listing Office Address:</b> 2850 E Skyline Dr Ste 100, Tucson, AZ 85718	<b>Listing Office Url:</b> <a href="http://jvincentcompany.com">http://jvincentcompany.com</a>
<b>Listing Member Phone:</b> (520) 548-0216	<b>Office ID:</b> 20180719184130197185000000

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## Amenities & Features



**Sewer:** None

**Electric:** Electric Company

**Water:** **Location:** None

**Neighborhood Feature:** Horses Allowed, None

**Gas:** None

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## Nearby Schools

**High School:** Other

**Middle School:** Other

**School District:** Other

**Elementary School:** Other

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$8

