



**\$120,000**

- Lots / Land
- Active

## **13791 E BELL RD, BENSON, AZ 85602, USA**

<https://rehomes.us>

Back On Market! 40 acres with utilities on site! This beautiful lot has varying topography with amazing mountain views and secluded privacy. Horse property with tons of potential and access to washes and trails. This lot is dividable, and Seller will consider carryback financing with half down. Private well and electric are on the property!



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### **Basics**



**Category:** Lots / Land

**Lot size:** 1742300.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-01-27T17:41:55.411

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

**Township:** 16

**Area:** Benson/St. David

**Status:** Active

**Days On Market:** 115

**List Number Main:** 22302097

**Lot Acres:** 40.00 acres

**Lot Dimensions:** Approx. 1310' x 1330'

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

**Property Use Type:** Residential

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## Description

**Legal Description:** NE4 NE4 40 Ac SEC 34-16-18

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## Building Details

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

**Fence:** Barbed Wire,Shared Fence

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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:** Unsubdivided

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 34

**Attribution Contact:** (520) 260-6353

**Tax Code:** 306-10-0400

**Property Disclosures:** Affidavit of Disclosure, Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** Propane

**Distance to Utilities: Electric:** On lot

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 18.00

**Road Type:** Dirt, Gravel

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

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** On lot

**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) 260-6353

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207185519936511000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Assoc Amenities:** None

**Gas:** Propane

**Gas: Location:** On Site

**Neighborhood Feature:** None

**Sewer: Other:** Septic Required

**Water:** Pvt Well (Registered)

**Water: Location:** On Site

**Electric: Location:** On Site



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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**School District:** Vail

**Elementary School:** Acacia

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## Fees and Taxes

**Tax Year:** 2021

**Taxes:** \$1,011.59

