



**15475 E HILLTON RANCH RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

**\$70,000**

- Lots / Land
- Active



Tranquility at its best! Living outside the city limits with only being 40 minutes from downtown Tucson. Lushes desert landscaping with mountain views surrounding your new oasis. Create your own desirable living situation with privacy and calmness of being in a rural area!

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## Basics



**Category:** Lots / Land

**Lot size:** 203516.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-07-05T12:02:29.792

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

**Township:** 18

**Area:** Extended Southeast

**Status:** Active

**Days On Market:** 31

**List Number Main:** 22416726

**Lot Acres:** 4.67 acres

**Lot Dimensions:** irregular

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

**Property Use Type:** Rural

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## Description

**Legal Description:** W CTRL PTN S2 S2 4.38 SEC 12-18-16AKA W CTRL PTN LOT 10 RS 2/53

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## Building Details

**Lot Features:** Hillside Lot,North/South Exposure

**Fence:** 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:** N/A

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 12

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** needs a septic

**Distance to Utilities: Water:** needs a well

**Phone: Location:** Unknown

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-91-085D

**Property Disclosures:** CC&Rs, Seller Prop Disclosure, Unknown

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** unknown

**Distance to Utilities: Electric:** lot line

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## Listing Office

**Listing Office ShortId:** 5706

**Listing Office Address:** 427 W Speedway Blvd, Tucson, AZ 85705

**Office ID:** 20150303205737063000000000

**ListingOfficeName:** Hot Casa Real Estate

**Listing Member Phone:** (520) 444-9370

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## Amenities & Features

**Sewer:** None

**Sewer: Other:** needs septic

**Water: Location:** Unknown

**Electric: Location:** Available

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas: Location:** None





## Nearby Schools

**High School:** Cienega  
**Middle School:** Corona Foothills

**School District:** Vail  
**Elementary School:** Vail



## Fees and Taxes

**Tax Year:** 2023  
**Taxes:** \$675.41

