



**\$27,500**

**16869 W SILVERBELL, MARANA, AZ 85653, USA**

<https://rehomes.us>

- Lots / Land
- Active



4.13 Acres of Vacant land currently split into 3 parcels located just of Silverbell Road and next to the Brawley Wash. Existing underground electric and telephone in easement through property. Existing well share available for this property. Located in AE Floodplain which requires elevating building, contact Pima County Flood Control and Pima County Development Services [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 180000.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-11-18T16:53:31.389

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

**Township:** 11

**Area:** Extended West

**Status:** Active

**Days On Market:** 3

**List Number Main:** 22325120

**Lot Acres:** 4.13 acres

**Lot Dimensions:** Approx. 166'x1080'

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

**Property Use Type:** Residential

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## Description

**Legal Description:** See attached - long legal includes parcels 208-13-032B, 208-13-033D and 208-13-027C

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## Building Details

**Lot Features:** 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:** None

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 21

**Tax Code:** 208-13-032B

**Property Disclosures:** Flood Plain

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** Easement on property

**Distance to Utilities: Gas:** Propane

**Distance to Utilities: Electric:** Easement on property

**Special Listing Conditions:** None

**Co-op Fee:** \$6

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** Septic Needed

**Distance to Utilities: Water:** Well Share Available

**Phone: Location:** On Site

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## Listing Office

**Listing Office ShortId:** 5380

**ListingOfficeName:** Cantera Real Estate, LLC

**Listing Office Address:** 11115 N. La Canada Drive, Suit, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 904-5055

**Office ID:** 20140620211601012460000000

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## Amenities & Features

**Neighborhood Feature:** None

**Sewer: Other:** Septic Needed

**Gas:** Propane

**Gas: Location:** Available

**Electric:** Electric Company

**Water:** Shared Well, Well Agreement

**Water: Location:** Available

**Electric: Location:** On Site





## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**School District:** Marana

**Elementary School:** Roadrunner



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$457.06

