



\$125,000

- Lots / Land
- Active

16985 S MANN AVE, SAHUARITA, AZ 85629, USA

<https://rehomes.us>



Fenced in 4.14 acres of horse property with an abundance of majestic soaring Saguaros and scenic mountain views! Septic installed and set up with two taps. Gravel driveway built up and culverts installed. Xeriscape landscape design, shared well and electric to the lot line. Perfect parcel for your home sweet home!

Basics



Category: Lots / Land

Lot size: 180338.00 sq ft

County: Pima

Entry Timestamp: 2023-10-28T13:14:19.555

Municipality/Zoning: Sahuarita - RH

Township: 17

Area: Southeast

Status: Active

Days On Market: 3

List Number Main: 22323539

Lot Acres: 4.14 acres

Lot Dimensions: Irregular

View: Mountain(s),Sunrise,Sunset

Property Use Type: Rural

Description

Legal Description: W531.41'S338.75' NW4 NE4AC SEC 19-17-15 AKA PTN LOT 18 RS 5/47

Building Details

Lot Features: Corner Lot,East/West Exposure

Fence: Wire

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: Entrada Estates

Direction: S

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone:
520-419-7872

Section: 19

Attribution Contact: kgelardi@longrealty.com

Tax Code: 305-23-054C

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Distance to Utilities: Phone: unknown

Distance to Utilities: Gas: none

Distance to Utilities: Electric: lot line

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: Yes - By Zoning

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name:
Entrada Estates POA

Assessments: \$0

Community: None

Fire Protection: Subscription

Range: 15.00

Road Type: Gravel

Terms: Cash, Conventional

Distance to Utilities: Sewer: on site septic

Distance to Utilities: Water: well share

Phone: Location: Available

Listing Office

Listing Office ShortId: 16722

Listing Office Address: 15920 S Rancho Sahuarita Blvd, Sahuarita, AZ 85629

Listing Member Phone: (520) 820-9170

ListingOfficeName: Long Realty Company

Listing Office Url: <http://www.LongRealty.com>

Office ID: 20091207185343225501000000

Amenities & Features

Sewer: Septic

Electric: Electric Company

Assoc Amenities: None

Neighborhood Feature: Horses Allowed

Water: # Of Shared Well: 9

Gas: Propane





Nearby Schools

High School: Andrada Polytechnic High School

Middle School: Corona Foothills

School District: Vail

Elementary School: Sycamore



Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA Payment
Frequency:** Annually

**Association & Fees: HOA Amt
(Monthly):** \$29

Taxes: \$691.65

