



**\$700,000**

**1730 W ORANGE GROVE RD, TUCSON, AZ  
85704, USA**

<https://rehomes.us>

- Lots / Land
- Active



Discover an exquisite 9.97-acre Tucson property, featuring dual frontages on Orange Grove Road and Montabella Road. This remarkable land boasts stunning Catalina Mountain views and abundant lush desert vegetation. With its registered well, the property ensures a self-sustaining water source. Notably, the site harbors historical elements – corals, sheds, and a masonry structure – reminiscent of [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 434291.00 sq ft

**List Number Main:** 22316818

**Lot Acres:** 9.97 acres

**Lot Dimensions:** IRR

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

**Property Use Type:** Residential

**Status:** Active

**County:** Pima

**Entry Timestamp:** 2023-08-05T08:26:05.341

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

**Township:** 13

**Area:** North

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## Description

**Legal Description:** See attached parcels for legal description

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## Building Details

**Fence:** **Other:** Climb 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:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Septic

**Distance to Utilities: Water:** On site

**Phone: Location:** None

**Special Listing Conditions:** No SPDS

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 102-10-025B

**Property Disclosures:** Deed Restrictions,Easements,Flood Plain

**Road Maintenance:** County

**Distance to Utilities: Phone:** na

**Distance to Utilities: Gas:** na

**Distance to Utilities: Electric:** On site

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## Listing Office

**Listing Office ShortId:** 52446

**Listing Office Address:** 3707 E Southern Ave, #1074, Mesa, AZ 85206

**Office ID:** 20210524232008849664000000

**ListingOfficeName:** Real Broker AZ, LLC

**Listing Member Phone:** (520) 261-3931

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## Amenities & Features

**Sewer:** None,Septic

**Electric:** Electric Company

**Gas:** None

**Electric: Location:** On Site

**Neighborhood Feature:** Horses Allowed

**Water:** Pvt Well (Registered)

**Water: Location:** On Site





## Nearby Schools

**High School:** Canyon Del Oro  
**Middle School:** Cross

**School District:** Amphitheater  
**Elementary School:** Donaldson



## Fees and Taxes

**Tax Year:** 2022  
**Taxes:** \$4,197.77

