



\$100,000

**18024 S MANN AVE, SAHUARITA, AZ 85629,
USA**

<https://rehomes.us>

- Lots / Land
- Active



Excellent opportunity to own in this rural exclusive area. The lot is one of the best as nearly 100% of the lot is useful for building. There is very little wash area on this excellent lot. Buyer to execute their own due diligence for utility locations, water location and intended land use

Basics



Category: Lots / Land

Lot size: 206910.00 sq ft

County: Pima

Entry Timestamp:
2023-07-03T19:14:06.602

Municipality/Zoning: Sahuarita - GR1

Township: 17

Area: Southeast

Status: Active

Days On Market: 2

List Number Main: 22314244

Lot Acres: 4.75 acres

Lot Dimensions: Irregular

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

Property Use Type: Residential

Description

Legal Description: Parcel 5 Rs 16/76 Ptn Nw4 4.75 Ac Aka Ptn Nw4 Sec 30-17-15

Building Details

Lot Features: Corner Lot,East/West Exposure,North/South Exposure

Fence: Field

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: No

Section: 30

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Gravel,Paved

Terms: Cash,Conventional

Distance to Utilities: Sewer: N/A

Distance to Utilities: Water: 10 feet

Phone: Location: Available

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: Yes - By Variance

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Community: None

Tax Code: 305-22-127D

Property Disclosures: Seller Prop Disclosure

Road Maintenance: None

Distance to Utilities: Phone: 10 feet

Distance to Utilities: Gas: N/A

Distance to Utilities: Electric: 10 feet

Listing Office

Listing Office ShortId: 5153501

ListingOfficeName: Realty One Group Integrity

Listing Office Address: 190 W Continental Rd Suite 220, Green Valley, AZ 85622

Listing Member Phone: (503) 577-6900

Office ID: 20210721212009435686000000

Amenities & Features

Sewer: None

Neighborhood Feature: Horses Allowed

Electric: Electric Company

Water: # Of Shared Well: 5

Gas: None

Nearby Schools



High School: Andrada Polytechnic High School
Middle School: Corona Foothills

School District: Vail
Elementary School: Sycamore

Fees and Taxes

Tax Year: 2022 **Taxes:** \$811.86

