



**\$145,000**

- Lots / Land
- Active

**20705 E MARSH STATION RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>



Private rural paradise with unblocked views of the southern flank of the Rincon mountains and Agua Verde creek valley. Rolling foothills to the south and a green riparian belt along the northern boundary (which is Pima County open space). Gated community with very low density assuring your privacy. One home per lot. Outstanding value, terrific [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 1572951.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2020-10-20T11:16:15.400

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

**Township:** 16

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 981

**List Number Main:** 22026407

**Lot Acres:** 36.11 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

Description

**Legal Description:** Lot 6 of Rancho Agua Verde

Building Details

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

**Fence:** None

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:** E

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 18.00

**Road Type:** Dirt,Gravel

**Terms:** Cash,Contract for Sale,Conventional,Exchange,Owner Carry,Submit,Trade

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** Must drill well

**Phone: Location:** Available

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$5

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 306-12-002J

**Property Disclosures:** Access,Affidavit of Disclosure,CC&Rs,Plat Map,Public report,Seller Prop Disclosure,Surveyed Plat,Topographic Map

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** <100' or cell

**Distance to Utilities: Gas:** Propane tank needed

**Distance to Utilities: Electric:** <100' or solar

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## Listing Office

**Listing Office ShortId:** 3216

**Listing Office Address:** 4400 E Broadway, No. 600, Tucson, AZ 85711

**Listing Member Phone:** (520) 325-9905

**ListingOfficeName:** William G. Arnold, LTD.

**Listing Office Url:** <http://www.tucsonland.info>

**Office ID:** 20091207185340407328000000

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## Amenities & Features



**Sewer:** Septic

**Electric:** Electric Company

**Assoc Amenities:** None

**Electric:** **Location:** Available

**Neighborhood Feature:** Horses Allowed,Legal Access

**Water:** **Other:** must be drilled

**Gas:** Propane

**Sewer:** **Location:** Available

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**School District:** Vail

**Elementary School:** Acacia

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## Fees and Taxes

**Tax Year:** 2019

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

**Association & Fees: HOA Amt (Monthly):** \$16.66

**Taxes:** \$41.05

