



\$25,000

- Lots / Land
- Active

## 3550 N SASSY DR, MARANA, AZ 85653, USA

<https://rehomes.us>

5 acres in Avra Valley – pristine Sonoran Desert property with utilities in the area – water company with nearby meters – need to verify connectivity – also available 5 acre adjacent parcel to the north at 16705 W Saddle Trail or both to make 10 acres



### Basics

**Category:** Lots / Land

**Lot size:** 217364.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-06-26T19:28:10.622

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

**Township:** 13

**Area:** Extended West

**Status:** Active

**Days On Market:** 38

**List Number Main:** 22415960

**Lot Acres:** 4.99 acres

**Lot Dimensions:** 331' X 655'

**View:** Rural

**Property Use Type:** Manufactured Home



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## Description

**Legal Description:** Avra Valley No 2 Parcel 19 R/S 3789/238 AKA 52 NW4 NE4 SE4

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## Building Details

**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:** Avra Valley 2

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Assessments:** \$0

**Community:** None

**Tax Code:** 208-46-112A

**Property Disclosures:** None

**Road Maintenance:** None

**Distance to Utilities: Phone:** At roadway

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** At roadway

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Association & Fees: HOA:** No

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash,Submit

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** Water company nearby

**Phone: Location:** Available

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## Listing Office



**Listing Office ShortId:** 53130 **ListingOfficeName:** Wrangler Real Estate  
**Listing Office Address:** 8132 N 16th St, Phoenix, AZ 85020 **Listing Office Url:** <http://https://www.realestatewranglers.com>  
**Listing Member Phone:** (951) 541-7001 **Office ID:** 20220803220013376935000000

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## Amenities & Features

<b>Neighborhood Feature:</b> None	<b>Water: Other:</b> Verify availability
<b>Water:</b> Water Company	<b>Water: Location:</b> Available
<b>Gas: Location:</b> None	<b>Electric: Location:</b> Available
<b>Sewer: Location:</b> None	

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## Nearby Schools

<b>High School:</b> Marana	<b>School District:</b> Marana
<b>Middle School:</b> Marana	<b>Elementary School:</b> Picture Rocks

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Taxes:</b> \$168.19
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