



**\$310,000**

**3850 N AVENIDA DE MONTEZUMA, TUCSON,  
AZ 85749, USA**

<https://rehomes.us>

- Lots / Land
- Active



Build Your Dream Home near amazing custom homes, surrounded by the Sweetwater Preserve and the Saguaro National Park. A RARE find, with an active shared well on the subject property. 15.64 acres of pristine saguaro studded desert with city, mountain and wildlife views. All just minutes from downtown Tucson, accessed from a paved, maintained & gated [...]

---

## Basics



<b>Category:</b> Lots / Land	<b>Status:</b> Active
<b>Lot size:</b> 681200.00 sq ft	<b>Days On Market:</b> 306
<b>County:</b> Pima	<b>List Number Main:</b> 22222987
<b>Entry Timestamp:</b> 2022-09-01T17:18:10.181	<b>Lot Acres:</b> 15.64 acres
<b>Municipality/Zoning:</b> Pima County - SR	<b>Lot Dimensions:</b> Irregular, Approximately 986' x 690'
<b>Township:</b> 13	<b>View:</b> City,Mountain(s),Panoramic,Sunset
<b>Area:</b> West	<b>Property Use Type:</b> Residential

---

## Description

**Legal Description:** Sec 27-13-12 and Ptn S986.16' E800' M/L Nw4 Ne4 15.64 Ac Sec 27-13-12

---

## Building Details

<b>Lot Features:</b> Hillside Lot	<b>Fence:</b> 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:** N

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** at well

**Phone: Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 214-50-007J

**Property Disclosures:** Affidavit of Disclosure,Plat Map,Unknown

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** at lot line

---

## Listing Office

**Listing Office ShortId:** 2116

**Listing Office Address:** 3239 E. 3rd St. Studio B, Tucson, AZ 85716

**Listing Member Phone:** (520) 909-7502

**ListingOfficeName:** Lawyers Properties

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

**Office ID:** 20091207184755778875000000

---

## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water: # Of Shared Well:** 55565108

**Gas:** None

**Electric: Location:** Available

**Neighborhood Feature:** Horses Allowed,Paved Street

**Sewer: Other:** Septic required

**Water:** Shared Well,Well Agreement

**Water: Location:** On Site



---

## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**School District:** Marana

**Elementary School:** Coyote Trail

---

## Fees and Taxes

**Tax Year:** 2021

**Taxes:** \$5,295.37

