



**\$260,000**

- Lots / Land
- Active

## XW5C+QP CURLY HORN RANCHES, AZ, USA

<https://rehomes.us>

Remarkable +/- 40-acre property nestled in the picturesque Sahuarita region of Arizona, 20-minute drive south of Tucson. This property boasts a range of distinctive features that make it a truly unique opportunity for potential buyers. Enjoy the convenience of paved access for hassle-free development or usage. Versatile Zoning: The property is zoned as RH (Rural [...])

### Basics



**Category:** Lots / Land

**Lot size:** 20124720.00 sq ft

**List Number Main:** 22322094

**Lot Acres:** 40.00 acres

**Lot Dimensions:** see parcel maps

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

**Property Use Type:** Rural

**Status:** Active

**County:** Pima

**Entry Timestamp:**  
2023-10-11T13:12:24.322

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

**Township:** 17

**Area:** Green Valley North

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## Description

**Legal Description:** IRR PCL IN SW COR SW4 40.15 AC SEC 12-17-12

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## Building Details

**Fence:** Barbed Wire

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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.

**UnBranded Virtual Tour:** [https://www.dropbox.com/scl/fi/le8iyvsp0px86vw02zg4s/DJI\\_0338.MP4?rlkey=zwiyxxr09as7cxvky7kbhajrp&dl=0](https://www.dropbox.com/scl/fi/le8iyvsp0px86vw02zg4s/DJI_0338.MP4?rlkey=zwiyxxr09as7cxvky7kbhajrp&dl=0)

**Special Listing Conditions:** None

**Subdivision Name:** Other/Unknown

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

**Direction:** S

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$0

**Section:** 13

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 303-21-007G

**Range:** 12.00

**Property Disclosures:** None

**Road Maintenance:** County

**Road Type:** Paved

**Terms:** Cash,Conventional,Owner Carry,Submit

**Distance to Utilities:** Phone: available

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Gas:** none

**Distance to Utilities: Water:** none

**Distance to Utilities:** Phone: Location: Available

**Electric:** none

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## Listing Office

**Listing Office ShortId:** 51495

**Listing Office Address:** 2850 E Skyline Dr  
Ste 100, Tucson, AZ 85718

**Listing Member Phone:** (520) 548-0216

**ListingOfficeName:** JVincent Company LLC

**Listing Office Url:** <http://jvincentcompany.com>

**Office ID:** 20180719184130197185000000





## Amenities & Features

**Neighborhood Feature:** None

**Water: Location:** None

**Sewer: Location:** None

**Electric:** None

**Gas: Location:** None



## Nearby Schools

**High School:** Sahuarita

**Middle School:** Sahuarita

**School District:** Sahuarita

**Elementary School:** Sahuarita



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$848

