

XW4H+65 CURLY HORN RANCHES, AZ, USA

https://rehomes.us

Remarkable +/- 462-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 and established power infrastructure, setting the stage for hassle-free development or usage. Versatile Zoning: [...]

- Lots / Lanc
- Active



Basics



Category: Lots / Land

Lot size: 20124720.00 sq ft

County: Pima

Entry Timestamp:

2023-09-22T13:04:23.465

Municipality/Zoning: Pima County - RH

Township: 17

Area: Green Valley North

Status: Active

Days On Market: 6

List Number Main: 22320462

Lot Acres: 462.00 acres

Lot Dimensions: see parcel maps

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

Property Use Type: Rural

Description

Legal Description: 7 parcels total in the listing. Ask Broker for all legal descriptions and parcel #'s.

Building Details

Fence: Barbed Wire

Miscellaneous



Compensation UnBranded Virtual Tour:

Disclaimer: https://www.dropbox.com/scl/fi/vr45f2e0fslswp0iu0nxz/DJI_0352.MP4?rlkey=1akf9k3lo0rnrv5oap9fb3trh&dl=0

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Special Listing

Conditions:

None **Co-op Fee:** \$3 **Direction:** S

Horse

Property: Yes -By Zoning

Subdivision

Restrict: Age **Restrictions:**

Assessments: Section: 13

Community: None

Tax Code:

303-29-001B

Property Disclosures:

None

Terms: Cash, Conventional, Owner Carry, Submit Road

Maintenance:

County

Distance to Utilities: Phone:

available

Distance to

Utilities: Gas:

none

Distance to **Utilities: Electric:**

available onsite

Association & Fees: HOA: No

Fire Protection: Included in Taxes

Subdivision Name: Other/Unknown

Subdivision Restrict: Deed Restrictions: No

Range: 12.00

Road Type: Paved

Distance to Utilities: Sewer: none

Distance to Utilities: Water: 1 well

Phone: Location: Available

Listing Office

Listing Office ShortId: 51495 ListingOfficeName: JVincent Company LLC

Listing Office Address: 2850 E Skyline Dr **Listing Office Url:** http://jvincentcompany.com

Ste 100, Tucson, AZ 85718

Office ID: 20180719184130197185000000 **Listing Member Phone:** (520) 548-0216



Amenities & Features

Neighborhood Feature: None Electric: Electric Company

Water: Other: 1 well Water: Domestic Wells

Water: Location: Available Gas: Location: None

Nearby Schools

Sewer: Location: None

High School: Sahuarita School District: Sahuarita

Middle School: Sahuarita Elementary School: Sahuarita

Fees and Taxes

Tax Year: 2023 **Taxes:** \$848

