



**\$450,000**

**5401 EAST GOLDER RANCH DRIVE,  
CATALINA, AZ 85739, USA**

<https://rehomes.us>

- Lots / Land
- Active



Seize this rare opportunity to own a stunning property adjoining a National Forest in the custom home area of Sutherland Valley. This unique parcel features a seasonal running creek, a lush riparian area, and a beautiful grove of fully mature walnut trees. Enjoy 360-degree views of the surrounding landscape, including magnificent Catalina Mountain vistas and [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 515748.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2024-06-18T12:07:06.146

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

**Township:** 11

**Area:** Upper Northwest

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22415249

**Lot Acres:** 11.84 acres

**Lot Dimensions:** irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** IRR PCL IN CENTRAL PTN OF SE4 SE4 11.84 ACSEC 14-11-14

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## Building Details

**Lot Features:** Dividable Lot

**Fence:** Field,Shared Fence

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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:** Unsubdivided

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Dirt

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Septic - Installed

**Distance to Utilities: Water:** On-Site

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 222-34-0040

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** Available

**Distance to Utilities: Gas:** Propane

**Distance to Utilities: Electric:** On-Site

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## Listing Office

**Listing Office ShortId:** 478313

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (520) 250-5748

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Url:** <http://www.1kwsa.com>

**Office ID:** 20240415212018101903000000

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Gas:** Propane

**Sewer: Location:** On Site

**Neighborhood Feature:** None

**Water:** Private Well

**Electric: Location:** On Site





## Nearby Schools

**High School:** Ironwood Ridge  
**Middle School:** Coronado K-8

**School District:** Amphitheater  
**Elementary School:** Coronado K-8



## Fees and Taxes

**Tax Year:** 2023  
**Taxes:** \$2,358.47

