



\$475,000

**5445 EAST GOLDER RANCH DRIVE, TUCSON,
AZ 85739, USA**

<https://rehomes.us>

- Lots / Land
- Active



Rare Opportunity to own Property Adjoining National Forest in Custom Home Area of Sutherland Valley. Seasonal Running Creek. Portion of Property is a Riparian Area. Lush Desert Growth. Magnificent Catalina Mountain Views. Boulder Formations. Short Distance to Holokam Indian Petroglyphs. 222-49-051E Tax Parcel Included.

Basics



Category: Lots / Land

Lot size: 426452.00 sq ft

County: Pima

Entry Timestamp:
2022-05-25T07:34:01.840

Municipality/Zoning: Pima County - RH

Township: 11

Area: Upper Northwest

Status: Active

Days On Market: 399

List Number Main: 22213372

Lot Acres: 9.79 acres

Lot Dimensions:
349.76x968x574.76x312.70x702.53

View: Mountain(s),Sunset

Property Use Type: Residential

Description

Legal Description: Listing Agent

Building Details

Lot Features: Dividable Lot

Fence: Barbed Wire

Fence: Other: East Boundry Only

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: Yes

Assessments: \$0

Community: None

Tax Code: 222-49-051D

Property Disclosures: Deed Restrictions,Road Maint Agreement,Seller Prop Disclosure,Surveyed Plat

Road Maintenance: Owner Maintenance,Road Maintenance Agreement

Distance to Utilities: Phone: Available

Distance to Utilities: Gas: Botted

Distance to Utilities: Electric: Available

Special Listing Conditions:
None

Co-op Fee: \$3

Horse Property: Yes - By Zoning

Association & Fees: HOA: No

Section: 23

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Dirt

Terms: Cash,Submit

Distance to Utilities: Sewer:
Septic

Distance to Utilities: Water:
Available

Phone: Location: Available

Listing Office

Listing Office ShortId: 68

Listing Office Address: 34009 S
Golder Dam Rd, Tucson, AZ 85739

Listing Member Phone: (520)
825-4427

ListingOfficeName: Vicki L. Cox and Associates

Listing Office Url: <http://www.vickilcoxandassoc.com>

Office ID: 20091207184437521753000000

Amenities & Features

Sewer: None

Neighborhood Feature: Horses Allowed,Legal Access

Electric: Electric Company

Sewer: Other: Septic Required

Water: Other: Lago Del Oro

Assoc Amenities: None

Water: Water Company

Gas: Propane

Water: Location: Available

Electric: Location: Available



Nearby Schools

High School: Ironwood Ridge

Middle School: Coronado K-8

School District: Amphitheater

Elementary School: Coronado K-8

Fees and Taxes

Tax Year: 2021

Taxes: \$4,111

