



**\$39,000**

- Lots / Land
- Active

## **6420 N TRICO RD, MARANA, AZ 85653, USA**

<https://rehomes.us>

This unique 16.63-acre property is perfect for those pursuing a rural homestead lifestyle, offering a blend of flexibility and practicality. Subdivided into three parcels, it caters to a variety of uses including residential, agricultural, and recreational. The property is ready for immediate development, with power available at the lot lines, simplifying the building process. Owner [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 217799.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-07-26T17:26:27.606

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

**Township:** 13

**Area:** Extended West

**Status:** Active

**Days On Market:** 11

**List Number Main:** 22418512

**Lot Acres:** 4.99 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Rural

**Property Use Type:** Residential

## Description

**Legal Description:** Avra Valley No 9 Parcel 97 R/S 3739/383 Aka S2 Sw4 Sw4 Sw4 5.00 Ac Sec 2-13-10

## Building Details

**Lot Features:** Corner Lot

**Fence:** None

## Miscellaneous

**Compensation Disclaimer:** .

**Subdivision Name:** None

**Horse Property:** No

**Subdivision Restrict:** Age Restrictions: No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash,Owner Carry

**Distance to Utilities:** Sewer: None

**Distance to Utilities:** Water: None

**Phone:** Location: Available

**Special Listing Conditions:** None

**Direction:** N

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: No

**Section:** 2

**Tax Code:** 208-40-1110

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities:** Phone: Road

**Distance to Utilities:** Gas: None

**Distance to Utilities:** Electric: Road





## Listing Office

<b>Listing Office ShortId:</b> 495203	<b>ListingOfficeName:</b> eXp Realty
<b>Listing Office Address:</b> 6099 E Speedway Blvd, Tucson, AZ 85712	<b>Listing Member Phone:</b> (520) 403-7703
<b>Office ID:</b> 20171218231003055725000000	



## Amenities & Features

<b>Sewer:</b> None	<b>Neighborhood Feature:</b> None
<b>Electric:</b> Electric Company	<b>Gas:</b> None
<b>Water:</b> <b>Location:</b> None	



## Nearby Schools

<b>High School:</b> Marana	<b>School District:</b> Marana
<b>Middle School:</b> Marana	<b>Elementary School:</b> Picture Rocks



## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Taxes:</b> \$253.92
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