



**6550 N FORTITUDE TRAIL, MARANA, AZ  
85653, USA**

<https://rehomes.us>

**\$24,997**

- Lots / Land
- Active



STOP! WOW 3.2 ACRE IN PIMA COUNTY! MOUNTAIN VIEWS!  
OUTDOOR FUN! CAMPING, OFF ROADING! ALL CAN BE YOURS!  
YOU WON'T FIND A BETTER DEAL! SELLER WILL FINANCE WITH  
APPROVED TERMS! AS LOW AS \$7.5K DOWN! PAYMENTS FOR UP  
TO 84 MONTHS! 3.2 ACRES JUST OUTSIDE ONE OF ARIZONA'S  
LARGEST CITIES! PURCHASE FOR THE LONG TERM. [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 142949.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-04-03T08:51:44.311

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

**Township:** 13

**Area:** Extended West

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22408212

**Lot Acres:** 3.20 acres

**Lot Dimensions:** Unknown

**View:** Panoramic,Rural,Sunrise,Sunset

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

**Subdivision Name:** None

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 2

**Tax Code:** 208-40-109C

**Property Disclosures:** None

**Road Maintenance:** County

**Distance to Utilities: Phone:** Road

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** Road

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$1,875

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

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

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** None

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 53130 **ListingOfficeName:** Wrangler Real Estate LLC

**Listing Office Address:** 8132 N 16th St, Phoenix, AZ 85020 **Listing Office Url:** <http://https://www.realestatewranglers.com>

**Listing Member Phone:** (520) 591-0027 **Office ID:** 20220803220013376935000000

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Water: Location:** None

**Neighborhood Feature:** None

**Gas:** None

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## Nearby Schools



**High School:** Marana  
**Middle School:** Picture Rocks

**School District:** Marana  
**Elementary School:** Picture Rocks

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# Fees and Taxes

**Tax Year:** 2023 **Taxes:** \$169.59

