



\$50,000

- Lots / Land
- Active

7345 W WRANGLER RD, SAHUARITA, AZ 85629, USA

<https://rehomes.us>



Beautiful 3 acre horse property with electric and 1000 gallon certified septic in Wrangler Ranches Sahuarita. Current old manufactured home will require a full rehab if you wanted to keep it, or remove it. Separate garage structure is likely salvageable. No city Water available. No flood zone issues. No HOA. Easy CCR's. Zoned RH. Good [...]

Basics



Category: Lots / Land

Lot size: 130215.00 sq ft

County: Pima

Entry Timestamp: 2024-02-16T10:48:28.031

Municipality/Zoning: Pima County - RH

Township: 16

Area: Green Valley North

Status: Active

Days On Market: 8

List Number Main: 22404057

Lot Acres: 2.99 acres

Lot Dimensions: 212x611

View: Mountain(s)

Property Use Type: Manufactured Home

Description

Legal Description: WRANGLER RANCHES NO 2 E1/3 OF LOT 36

Building Details

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: Wrangler Ranches NO. 2

Direction: W

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Section: 33

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Dirt

Terms: Cash

Distance to Utilities: Sewer: Septic installed

Distance to Utilities: Water: Drill Well or Haul

Phone: Location: Unknown

Special Listing Conditions: None

Co-op Fee: \$4

Horse Property: Yes - By Zoning

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Community: Wrangler Estate

Tax Code: 303-03-036C

Property Disclosures: CC&Rs, Plat Map, Seller Prop Disclosure

Road Maintenance: County

Distance to Utilities: Phone: Unknown

Distance to Utilities: Gas: Propane Required

Distance to Utilities: Electric: On-site

Listing Office

Listing Office ShortId: 52964

Listing Office Address: One South Church Ave, # 12, Tucson, AZ 85701

Listing Member Phone: (520) 539-9591

ListingOfficeName: eXp Realty

Listing Office Url: <http://https://www.exprealty.com>

Office ID: 20220429212011497493000000

Amenities & Features

Sewer: Septic

Electric: Electric Company

Gas: None

Gas: Location: None

Sewer: Location: On Site

Neighborhood Feature: None

Assoc Amenities: None

Water: Location: None

Electric: Location: On Site





Nearby Schools

High School: Sahuarita
Middle School: Sahuarita

School District: Sahuarita
Elementary School: Sahuarita



Fees and Taxes

Tax Year: 2023
Taxes: \$364.14

