



**\$120,000**

- Lots / Land
- Active

## **7765 N LYDIA AVE, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Nice secluded 2.39 Acre Lot just 2 blocks off paved road in Picture Rocks. Water and electric at the street. Septic will need to be added. GR1 Zoning with many possibilities. 2 additional 2 acre adjoining lots available. Possible Owner Financing: 30k down, 8% interest, 5 year stop and no prepayment penalty.



### **Basics**

**Category:** Lots / Land

**Lot size:** 104108.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-07-19T15:06:28.366

**Municipality/Zoning:** Pima County - GR1

**Township:** 12

**Area:** Extended West

**Status:** Active

**Days On Market:** 11

**List Number Main:** 22315452

**Lot Acres:** 2.39 acres

**Lot Dimensions:** 320X329X320X329

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

**Property Use Type:** Residential



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## Description

**Legal Description:** SW4 NE4 SE4 NW4 EXC S15' THEREOF 2.39 ACSEC 35-12-11

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## Building Details

**Lot Features:** Dividable Lot,North/South Exposure

**Fence:** None

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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:** N

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 11.00

**Road Type:** Dirt,Gravel

**Terms:** Cash,Owner Carry

**Distance to Utilities: Sewer:** Needs Septic

**Distance to Utilities: Water:** Street

**Phone: Location:** None

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 215-41-001D

**Property Disclosures:** Affidavit of Disclosure,Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** N/A

**Distance to Utilities: Gas:** N/A

**Distance to Utilities: Electric:** Street

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## Listing Office



**Listing Office ShortId:** 5169

**ListingOfficeName:** Homesmart  
Advantage Group

**Listing Office Address:** 5425 N. Oracle Road, Suite 135,  
Tucson, AZ 85704

**Listing Member Phone:** (520)  
591-0440

**Office ID:** 20121009221508748671000000

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## Amenities & Features

**Neighborhood Feature:** None

**Sewer: Other:** Needs Septic

**Assoc Amenities:** None

**Gas:** None

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Marana

**School District:** Marana

**Middle School:** Marana

**Elementary School:** Desert Winds

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$459.65

