



**\$145,000**

**64940 E HORSESHOE BEND RD,  
SADDLEBROOKE, AZ 85739, USA**

<https://rehomes.us>

- Lots / Land
- Active



Design your custom home to fit this exceptional location. NO HOA, yet nearby to Saddlebrooke and all of the city amenities. Located off only a short section of dirt road, the east facing rear yard orientation allows for gorgeous vistas, and the wash behind the property ensures privacy & view corridors. With the vast majority [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 54450.00 sq ft

**County:** Pinal

**Entry Timestamp:** 2023-10-05T11:08:00.308

**Municipality/Zoning:** Pinal County - GR

**Township:** 10

**Area:** Upper Northwest

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22321604

**Lot Acres:** 1.25 acres

**Lot Dimensions:** 165'X330'X165'X330'

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Long legal AKA Lot 2 Book 11 of Surveys Page 99

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## Building Details

**Lot Features:** East/West 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:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 23

**Attribution Contact:** (520) 818-4504

**Tax Code:** 305-50-002M

**Property Disclosures:** Affidavit of Disclosure, Deed Restrictions, Road Maint Agreement, Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** None/Propane Possib

**Distance to Utilities: Electric:** Lot Line

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Dirt, Gravel, Paved

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

**Distance to Utilities: Sewer:** Septic Needed

**Distance to Utilities: Water:** Approx 305 Feet

**Phone: Location:** Unknown

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## Listing Office

**Listing Office ShortId:** 16717

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 818-4504

**ListingOfficeName:** Long Realty Company

**Listing Office Url:** <http://www.LongRealty.com>

**Office ID:** 20091207184655830878000000

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## Amenities & Features



**Neighborhood Feature:** Legal Access  
**Sewer: Other:** Septic Needed  
**Gas:** None  
**Gas: Location:** None  
**Sewer: Location:** None

**Electric:** Electric Company  
**Water:** Water Company  
**Water: Location:** Available  
**Electric: Location:** On Site

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## Nearby Schools

**High School:** Canyon Del Oro  
**Middle School:** Mountain Vista

**School District:** Oracle  
**Elementary School:** Oracle Ridge

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## Fees and Taxes

**Tax Year:** 2023  
**Taxes:** \$454.78

