



**\$75,000**

**17870 E MOUNTAIN CANYON RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

- Lots / Land
- Active



This is where the dream turns to reality on 5 gorgeous acres in Vail School District! The possibilities are endless in this scenic 5 acre parcel, surrounded by gorgeous mountain views, spectacular sunsets and all the natural beauty your heart desires. Start building your Dream home today! Call me for a private tour.

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## Basics



**Category:** Lots / Land

**Lot size:** 220414.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-02-22T11:55:20.410

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

**Township:** 15

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22404562

**Lot Acres:** 5.06 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** S2 NW4 NE4 SE4 5 AC SEC 21-15-17

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## Building Details

**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:** None

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 21

**Tax Code:** 205-78-044H

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** Unknown

**Distance to Utilities: Electric:** Property Line

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Dirt,Gravel

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Unknown

**Distance to Utilities: Water:** Unknown

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 286606

**Listing Office Address:** 216 E. Congress, Tucson, AZ 85701

**Listing Member Phone:** (520) 331-7464

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Url:** <https://www.tierraantigua.com/>

**Office ID:** 20101029191505463362000000

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## Amenities & Features

**Neighborhood Feature:** None

**Gas: Location:** None

**Sewer: Location:** None

**Water:** Shared Well

**Electric: Location:** Available

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## Nearby Schools



**High School:** Vail Dist Opt  
**Middle School:** Old Vail

**School District:** Vail  
**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2023 **Taxes:** \$721.55

