



**\$155,000**

**5779 S SQUAWROOT PL, TUCSON, AZ 85742, USA**

<https://rehomes.us>

- Lots / Land
- Active



Beautiful desert property in a great neighborhood. Mountain views and stunning sunsets! Build your new custom home with the freedom of no HOA! Well share for (5) 1+ acre lots. Flat lot, close to Twin Peaks / I-10, well sought after area. Call agent for more details. There is a well stub out to all [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 51975.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-03-17T21:24:47.315

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

**Township:** 12

**Area:** Northwest

**Status:** Active

**Days On Market:** 104

**List Number Main:** 22306081

**Lot Acres:** 1.20 acres

**Lot Dimensions:** 165' x 315'

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

**Property Use Type:** Residential

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## Description

**Legal Description:** SLY PTN SW4 NW4 NE4 5.96 (a 1.2 acre portion of)Lot 4

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## Building Details

**Lot Features:** East/West Exposure,Subdivided

**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:** Yes

**Association & Fees: HOA:** No

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Dirt

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** easement 5 ac

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Variance

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 216-20-019R

**Property Disclosures:** CC&Rs,Seller Prop Disclosure,Surveyed Plat

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** available

**Distance to Utilities: Gas:** unknown

**Distance to Utilities: Electric:** property line 5 ac

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## Listing Office

**Listing Office ShortId:** 51651

**Listing Office Address:** 1846 E Innovation Park Dr, Tucson, AZ 85739

**Listing Member Phone:** (520) 954-2323

**ListingOfficeName:** S A Moore Realty Services, LLC

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

**Office ID:** 20190112153348489572000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water:** Shared Well,Well Agreement

**Gas: Location:** Unknown

**Neighborhood Feature:** Horses Allowed,None

**Water: # Of Shared Well:** 5

**Water: Location:** On Site

**Electric: Location:** Available



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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**School District:** Marana

**Elementary School:** Degrazia

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## Fees and Taxes

**Tax Year:** 2021

**Taxes:** \$748

