



**\$36,000**

**33787 S CODY HILLS RD, SAN MANUEL, AZ  
85631, USA**

<https://rehomes.us>

- Lots / Land
- Active



Welcome to Stunning Oracle, AZ where you can find your own slice of paradise! With mountain and desert views and minutes away from Arizona Zipline Adventures, State Parks and more- This slice of heaven is ready for you to build your dream home! Hurry! Adventure awaits you in the Wild Wild West! Please See Agent Remarks. Retired [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 218236.00 sq ft

**County:** Pinal

**Entry Timestamp:** 2024-03-08T12:30:28.040

**Municipality/Zoning:** Oracle - GR

**Township:** 14

**Area:** Pinal

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22406015

**Lot Acres:** 2.50 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Other

Description

**Legal Description:** Please see agent only remarks

Building Details

**Lot Features:** North/South Exposure

**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:** Unsubdivided

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 16

**Fire Protection:** None

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash,Conventional,Submit

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

**Distance to Utilities: Water:** Shared Well

**Phone: Location:** None

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 307-12-046U

**Property Disclosures:** Deed Restrictions,Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** None

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** Off Vanessa Way

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## Listing Office

**Listing Office ShortId:** 702

**Listing Office Address:** 5460 E. Broadway #350, Tucson, AZ 85711

**Listing Member Phone:** (520) 333-8653

**ListingOfficeName:** Coldwell Banker Realty

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

**Office ID:** 20091207184441393964000000

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## Amenities & Features

**Sewer:** None

**Water: # Of Shared Well:** 6

**Electric: Location:** Available

**Neighborhood Feature:** None

**Gas:** None

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## Nearby Schools



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

**School District:** Oracle  
**Elementary School:** Mountain Vista

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# Fees and Taxes

**Tax Year:** 2022 **Taxes:** \$942.86

