



6657888	Land and Lots	Active
<b>Apx SqFt:</b> 219,631 <b>Apx SqFt G/N:</b> G <b>Apx Total Acres:</b> 5.04 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 5.04 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> . <b># Lots in Listing:</b> 1 <b>Price Per Acre:</b> 2,976.19 <b>Price Per SqFt:</b> 0.07		<b>Subdivision:</b> S20 T10S R12E <b>Tax Municipality:</b> Pinal - COUNTY <b>Marketing Name:</b> Online Auction <b>Irrigation District:</b> <b>Street Frontage Name:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Census Tract:</b> 802 <b>Zoning:</b> General Rural <b>Flood Zone:</b> No
<b>Ele Sch Dist:</b> Red Rock Elementary District <b>Elementary School:</b> <b>Jr. High School:</b>		<b>High School District:</b> Santa Cruz Valley Union <b>High School District:</b> <b>High School:</b>

**Cross Streets:** I-10 and Marana Rd (Exit 236) **Directions:** North on Marana Rd (Exit 236). Go east on Carpenter Ranch Rd for 7+ miles, left on Sunset Hills and right (north) on Desert Ridges Rd. Navigate to 37029 S Desert Ridges Rd, Marana, AZ 85658.

**Public Remarks:** ONLINE AUCTION OF A 5.04 ACRE LOT IN MARANA, AZ—\$15,000 STARTING BID—ELECTRIC & WATER ON PROPERTY—SELLER FINANCING AVAILABLE! Take advantage of this exciting opportunity to bid and buy a "ready to build" lush desert 5.04 ACRE LOT next to the Tortolita Mountains and near the conveniences of Marana, Arizona. Lots of Sonoran Desert vegetation such as Saguaro cacti, mesquite trees, chollas and more. The property offers an ideal location for building a desert dream home with other custom homes in the area. This is an excellent opportunity to own a custom home lot in a high growth area for investment between Phoenix and Tucson. At 2,400+/- feet elevation, the summers are milder compared to Phoenix or Tucson, as are the winters. abounding desert greenery, privacy galore and NO HOA

Features	Development & Utilities	County, Tax and Financing
<b>Parcel Size:</b> 5.00 - 9.99 Acres <b>Land Features:</b> Mountain View(s) <b>Land Configuration:</b> Irregular Shape <b>Elevation:</b> 2,001 - 3,000 Ft / Topo Survey <b>Topography:</b> Level; Gentle Sloping; Hillside <b>Vegetation:</b> Natural Vegetation; Low Desert <b>Horses:</b> Y <b>Special:</b> <b>Existing Land Use:</b> Residential Lot; Ranch <b>Zoned Presently:</b> Single Family; Ranch <b>Potential Use:</b> <b>Use Restrictions:</b> C.C. & R's <b>Freeway/Highway:</b> Over 5.1 Miles <b>Traffic Count:</b> <b>Current Density:</b> <b>Proposed Density:</b>	<b>Development Status:</b> Raw Land <b>Fencing:</b> None <b>Water:</b> Shared Well <b>Sewer:</b> No Sewer/Septic <b>Gas:</b> None <b>Distance to Cable:</b> None <b>Distance to Electric:</b> Under 350 Feet <b>Distance to Gas:</b> None <b>Distance to Phone:</b> None <b>Distance to Sewer:</b> None <b>Distance to Water:</b> On Property <b>Electric:</b> Other (See Rmks) <b>Roads/Streets:</b> Dirt <b>Environmental:</b> None	<b>County Code:</b> Pinal <b>Legal Description (Abbrev):</b> BEG AT SW CORN OF SE SE SE TH N-660 TH E-410 TH SWLY TO A POINT 2 50 OF SAID SW CORN TH W-250 TO POB <b>AN:</b> 304-07-017-H <b>Lot Number:</b> - <b>Town-Range-Section:</b> 10S-12E-20 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$206/2023 <b>For Sale or Lease?:</b> Sale <b>New Financing:</b> Cash; Seller May Carry <b>Pmt &amp; Rate Info:</b> Equity: 15,000 <b>Total Owed:</b> 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 02/21/2024; Minimum Bid Price: 15000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 <b>Reports/Disclosures:</b> Seller Prop Disc Stm

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 1 / 1 <b>List Date:</b> 01/31/2024 <b>Expire Date:</b> 06/30/2024 <b>Status Change Date:</b> 01/31/2024	<b>Original List Price:</b> \$15,000 <b>List Price:</b> \$15,000	<b>SA:</b> N <b>BB:</b> Y / 2% <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> Auction

**Private Remarks:** Visit AZLandAuction.com property info and the Online Auction link for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as a Buyer Agent for your buyer client (see DOCUMENTS). Online bidding ends Wednesday, February 21, 2024 at 6:00 PM (AZ Time).

**Semi-Private Remarks:** Co-listing brokers are Stewart Larsen/The Larsen Company (480-844-1221, slarsen@thelarsencompany.com) and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, john@unitedcountryaz.com).

#### Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> No <b>Showing Service:</b> No Showing Service Used <b>Showing Notification Methods:</b> Showing Service: No Showing Service Used; Text; Email; Phone Call	<b>Ownr/Occ Name - DND2:</b> LION REALTY GROUP LLC <b>Owner/Occ Phn - DND2:</b> 480-422-6800	<b>Lockbox Type:</b> None <b>Sign on Property:</b> Yes

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	480-422-6800
			480-861-2530				

Discover and explore a beautiful part of central Arizona with stunning mountain views of the Tortolita Mountains, Owl Head Buttes, Picacho Peak, abounding desert greenery, privacy galore and NO HOA!

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5.04 Acre + Power/Water. Pinal County Assessor Parcel #304-07-017H. 5.04 Acre + Power/Water. Pinal County Assessor Parcel #304-07-017H.

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