

# \$4,800,000 - Tortolita Mountains -- (unit -), Marana

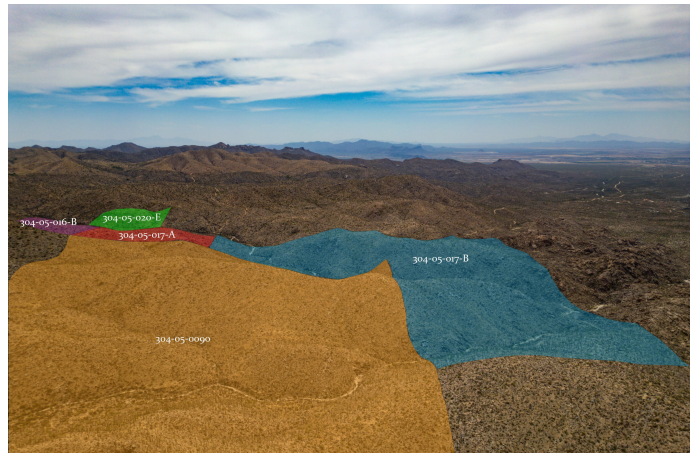
MLS® #6868517

**\$4,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 180 Acres

S15 T10S R12E, Marana, AZ

Discover the untapped potential of this vast 540-acre 5 parcels nestled in the serene landscapes of the Tortolita Mountains, just off I-10 at Marana Exit 236. This property offers a unique blend of natural beauty and development opportunity, making it ideal for a private ranch, equestrian estate, or future subdivision. Key Features: Size & Zoning: 540 acres zoned GR (General Rural), allowing for versatile uses including residential, agricultural, and equestrian developments. Utilities: Electricity available nearby; a well will need to be drilled for water. Topography: Rolling terrain adorned with native Sonoran Desert vegetation, including majestic saguaros and mesquites. Accessibility: Easy access via dirt roads; proximity to I-10 ensures connectivity to Marana, Tucson, and Phoenix. Surroundings: Borders state land on multiple sides, offering expansive views and privacy. Development Potential: Opportunity to subdivide or develop for investment returns; no HOA restrictions. Highlights: Panoramic views of the Tortolita Mountains, Owl Head Buttes, and Picacho Peak. Rich in wildlife and natural beauty, perfect for nature enthusiasts. Ideal for off-grid living, ranching, or as a serene retreat away from city life. This property embodies the essence of Arizona's rugged charm and offers a blank canvas for your vision. Whether you're looking to build a dream home, establish a ranch, or invest in land with significant potential, this parcel delivers.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 6868517     |
| Price     | \$4,800,000 |
| Bathrooms | 0.00        |
| Acres     | 179.57      |
| Type      | Land        |
| Status    | Active      |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | Tortolita Mountains -- (unit -) |
| Subdivision | S15 T10S R12E                   |
| City        | Marana                          |
| County      | Pinal                           |
| State       | AZ                              |
| Zip Code    | 85658                           |

## Amenities

|      |                     |
|------|---------------------|
| View | Mountain(s), Desert |
|------|---------------------|

## School Information

|            |  |
|------------|--|
| District   | Santa Cruz Valley Union High School District |
| Elementary | Red Rock Elementary School                   |
| Middle     | Red Rock Elementary School                   |

## Additional Information

|        |                |
|--------|----------------|
| Zoning | 02RL-Vacant Ld |
|--------|----------------|

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Versatile Properties |
|----------------|----------------------|



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