

Land - 4146 N. Gerhart Tucson AZ 85745
Parcel #214-40-031A

Description:

- 13.33 acres (580,655 Sq. Ft.)
 - Excellent terrain for building
 - Ultimate privacy as (1) lot or can be divided into (2), (3) or as many as (4) lots
- Borders Sweetwater Preserve
 - Walking Distance to trails
- Lush, Untouched, Unspoiled, with spectacular 360° views, including mountain and city views
 - Countless, majestic saguaros and numerous washes nestled throughout the landscape
 - Nature at her very best, a wide assortment of wildlife can be seen throughout the seasons
 - The truly natural quiet offers peaceful tranquility, inner stillness, allowing one to be surrounded by only the ambient sounds of nature, virtually untouched by human-made noise
- Ultimate Privacy, but still close to shopping, I-10, major roads
- All utilities at, &/or, just inside property line (docs do *not* show utilities that neighbor recently pulled within property line)
- Private road with easement access
- End of Gerhart Rd. - newly paved and widened
- No HOA, **PLUS** liberal lack of restrictions "grandfathered" in
- Professionally Surveyed, including elevation and flood

• Financial:

- RE Taxes - \$4,200/year
- Asking Price - \$525,000

TUSD:

Robins, Mansfield, Tucson

Municipality / Zoned:

Pima County - SR