

# Discounted 1.26 acre property with power and shared well at lot line in growing Casa Grande



## 1.26 Acres

## \$40,000

### Pinal County, Arizona

[www.landresellers.com/properties/44f44ac9390](http://www.landresellers.com/properties/44f44ac9390)



## Property Details

**Property Types:** Land

**State:** Arizona

**County:** Pinal County

**City:** Casa Grande

**Zip:** 85194

**Price:** \$40,000

**Total Acreage:** 1.26

**Property ID:** 44f44ac9390

**Property Address:** W Legend Ct, Casa Grande, AZ, 85194

**APN:** 401-72-001J

**Dimensions:** 165x331x165x331

**GPS:** 32.891, -111.591694

**Subdivision:** None

**Roads:** Dirt

**Power:** Available

**Water:** Shared Well

**Sewer:** Septic Required

**Taxes:** \$224

Discounted 1.26 acre property with power and shared well at lot line in growing Casa Grande

Site-built homes only. Low taxes. No flood zone. No HOA. Horse Property.

Property Address: W Legend Ct, Casa Grande, AZ 85194

Latitude/Longitude: 32.891000, -111.591694

County: Pinal

Subdivision: None

Google Map: <https://goo.gl/maps/JbtrBoEtabPFzLEF8>

Directions: From Casa Grande, AZ, Turn left onto E Cottonwood Ln, Turn right onto N Hacienda Rd, Turn left onto AZ-287 E, Turn left onto N Curry Rd, Turn right onto W Storey Rd, Turn right onto Legend Ct, Property to your left.

PRICE: \$40,000 Plus closing costs

Permitted uses

Single Family Residence - No Manufactured, mobile or modular homes shall be permitted. All homes constructed shall be site built. No building shall be erected, placed, altered or permitted to remain on any lot other than a minimum of 1500 square feet residence and other additional out buildings which conform to the residential zoning regulations of Pinal County or it's successors. Minimum lot size to build on is 54,450 square feet (1¼ acres).

Property Description:

Welcome to W Legend Ct, Casa Grande, Arizona 85194! This 1.26-acre parcel of land offers a fantastic opportunity to build your dream home in a tranquil and picturesque setting. Situated in the GR (general rural) zoning district, this property is reserved for Single Family Residences, ensuring a peaceful and harmonious neighborhood. The parcel comes equipped with power infrastructure, providing easy access to electricity for your future home. Additionally, there is a shared well agreement in place, offering a reliable and cost-effective water supply for the property. Please note that a septic system will be required for wastewater management. One of the standout features of this property is its location in Flood Zone X, meaning it is at a minimal risk of flooding. Furthermore, it is not situated in a floodway, ensuring your investment remains safe and secure. Only site-built homes are permitted on this lot, excluding manufactured, mobile, or modular homes. Embrace the charm of Casa Grande and create a beautiful abode on this generous 1.26-acre lot. Don't miss this golden opportunity to own a slice of paradise in Casa Grande, Arizona!

Property Info

Power: ED2 - Electrical District No. 2: Aproximate cost is \$1,000 - \$4,000 plus \$4,000 if transformer is needed.

Sewer: Septic Required

Water: Shared Well

Gas: Propane required

Telephone: Available

Cable: None

Impact Fees: Based on Sq Ft of building, Single family home estimated \$2,050.00

Permits: None

Fence: None

Access: Private Road - Dirt

HOA: No

Violations: No

Survey: Yes

Deed Restrictions: Yes

Property Details

Parcel Number: 401-72-001J

Property Type: Residential Vacant Land

Lot Size: 54,885 Sq Ft

Acreage: 1.26 Acres

Topography: Flat

Dimensions: 165x331x165x331

Shape: Rectangle

Zoned: GR - GENERAL RURAL ZONE

Horse Property: Yes

FEMA Flood Hazard Zone: X

FEMA Floodway: Out

Yearly Tax Amount: \$223.50

Road Type: Dirt

Road Maintenance: Private Road Maintenance

School District: Casa Grande Union High School District

Legal: SW S1/2 OF THE E-330.00 OF THE W-660.00 OF THE N1/2 NE OF SEC 23-6S-7E AKA LOT 1 BK 10 OF SURVEYS PG 292 1.26 AC

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/az/pinal/coolidge/70538>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Parcel Details - [https://app1.pinal.gov/Search/Parcel-Details.aspx?Parcel\\_ID=40172001J](https://app1.pinal.gov/Search/Parcel-Details.aspx?Parcel_ID=40172001J)

Photos - <https://photos.app.goo.gl/bYwdA9up2aDi1y7v7>

Pinal Maps - <https://pinal.maps.arcgis.com/apps/webappviewer/index.html?id=d92bad11160e425ca191f048ef6ca556&find=40172001J>

Pinal County Zoning - <http://bit.ly/PinalZoning>

Pinal County Community Development Department - <https://www.pinalcountyz.gov/CommunityDevelopment/Pages/home.aspx>

Pinal County Planning & Development (520) 866-6442

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

## Seller Information



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