



**\$2,616,895**

- Lots / Land
- Active

## M9G2+V9 SONOITA, AZ, USA

<https://rehomes.us>

This property fronts & lies within two major arteries, HWY 82 & 83, with paved road access. Offers maximum Hwy visibility. Mostly Fenced with a ADWR registered well shows a 400 GPM flow rate (to be verified) at stock tank location. Approx. 50 min. SE of Tucson, the Sonoita area has a rich ranching heritage [...]



## Basics

**Category:** Lots / Land

**Lot size:** 13410817.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-11-15T18:35:44.962

**Municipality/Zoning:** Other -GR

**View:** Panoramic

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 10

**List Number Main:** 22324864

**Lot Acres:** 307.87 acres

**Lot Dimensions:** irregular

**Area:** SCC-Sonoita



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## Description

**Legal Description:** Includes a Portion of tax ID 109-16-010 & 109-17-001, 109-16-010A, 109-18-012A, 109-18-005

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## Building Details

**Lot Features:** Dividable Lot

**Fence:** Barbed Wire

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## 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:** None

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Tax Code:** 109-17-001

**Road Type:** Paved

**Terms:** Cash, Submit

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** On-sight

**Phone: Location:** Available

**Special Listing Conditions:** No SPDS

**Co-op Fee:** \$2

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Fire Protection:** Included in Taxes

**Property Disclosures:** Affidavit of Disclosure, Military Airport Vct

**Road Maintenance:** County

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** TBD

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## Listing Office



**Listing Office ShortId:** 2383  
**Listing Office Address:** P.O. Box 474,  
Sonoita, AZ 85637  
**Listing Member Phone:** (520) 405-1800

**ListingOfficeName:** Sonoita Realty  
**Listing Office Url:** <http://www.sonoitarealty.co>  
**Office ID:** 20091207184749323344000000

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## Amenities & Features

**Sewer:** None  
**Electric:** Electric Company  
**Gas:** None  
**Electric: Location:** Available

**Neighborhood Feature:** None  
**Water:** Pvt Well (Registered)  
**Water: Location:** On Site

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## Nearby Schools

**High School:** Elgin  
**Middle School:** Elgin

**School District:** Elgin  
**Elementary School:** Elgin Elementary

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$207.86

