



**\$49,500**

- Lots / Land
- Active

## **40 WAGON WHEEL LN, SONOITA, AZ 85637, USA**

<https://rehomes.us>



Perfect location to build your dream home! Big building site ready to go! Fantastic mountain views in all directions, walking distance to the school, close to wineries, approx 4 miles from town center. Come see for yourself! You can commute to work and enjoy living in the country. The property boundaries have been staked and [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 98881.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-06-23T18:21:45.739

**Municipality/Zoning:** SCC - SR

**Township:** 20

**Area:** SCC-Elgin

**Status:** Active

**Days On Market:** 7

**List Number Main:** 22313591

**Lot Acres:** 2.27 acres

**Lot Dimensions:** 237'x405'x242'x403'

**View:** Mountain(s),Panoramic,Pasture,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** Sub Sonoita Est Lot 107

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## Building Details

**Lot Features:** Subdivided

**Fence:** None

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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:** Sonoita Estates (1-18)

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 109-29-004

**Property Disclosures:** CC&Rs,County Parcel Info,Flood Plain,Plat Map,Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** Need to Connect

**Distance to Utilities: Gas:** Need Propane

**Distance to Utilities: Electric:** Call SSVEC

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Owner Carry

**Distance to Utilities: Sewer:** Install a Septic

**Distance to Utilities: Water:** Drill a Well

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 51535

**Listing Office Address:** 7445 N Oracle Rd No. 201, Tucson, AZ 85704

**Office ID:** 20180830164934316620000000

**ListingOfficeName:** Realty One Group Integrity

**Listing Member Phone:** (520) 221-1989

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## Amenities & Features

**Neighborhood Feature:** Horses Allowed,None

**Assoc Amenities:** None

**Gas: Location:** None

**Sewer: Location:** None

**Electric:** Electric Company

**Water: Location:** None

**Electric: Location:** None





## Nearby Schools

**High School:** Elgin

**Middle School:** Elgin

**School District:** Elgin

**Elementary School:** Elgin Elementary



## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$382.26

