



**\$2,300,000**

## **35 SWANSON RD, SONOITA, AZ 85637, USA**

<https://rehomes.us>

- Lots / Land
- Active



This property fronts & lies within two major arteries, HWY 82 & 83, with over two miles of paved access. A Rare R-1 Zoning optimizing residential development. Fenced with a registered well (location to be verified). Located approx. 50 min. SE of Tucson the Sonoita area has a rich ranching heritage with antelope & livestock [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 23609520.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-11-15T18:45:11.158

**Municipality/Zoning:** SCC - R-1

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

**Property Use Type:** Rural

**Status:** Active

**Days On Market:** 10

**List Number Main:** 22324865

**Lot Acres:** 184.00 acres

**Lot Dimensions:** irregular

**Area:** SCC-Sonoita

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## Description

**Legal Description:** Includes a Portion of tax ID 109-17-001, 109-17-001A, 109-17-002

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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:** Unsubdivided

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

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

**Road Maintenance:** County

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** TBD

**Special Listing Conditions:** No SPDS

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Community:** None

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

**Road Type:** Paved

**Terms:** Cash, Submit

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** on-site

**Phone: Location:** Unknown

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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:** \$115

