



\$199,000

F4C3+F6 RIO RICO, AZ, USA

<https://rehomes.us>

- Lots / Land
- Active



44.75 acres of incredible land overlooking the Sonoita Creek Valley. It is just steps from the creek and the unbelievable rare riparian area. Very good capped well only 120 feet deep and electric is to the property. Awesome views from numerous building sites. Excellent hiking and horseback riding on thousands of acres just across the [...]

Basics



Category: Lots / Land

Lot size: 1949310.00 sq ft

County: Santa Cruz

Entry Timestamp: 2023-04-29T22:31:32.611

Municipality/Zoning: SCC - GR

View: Mountain(s),Panoramic,Sunrise,Sunset,Wooded

Property Use Type: Residential

Status: Active

Days On Market: 61

List Number Main: 22309400

Lot Acres: 44.75 acres

Lot Dimensions: Irregular

Area: SCC-Rio Rico East

Description

Legal Description: Sonoita Creek Ranch, Unit 2, Lot 50

Building Details

Lot Features: North/South Exposure

Fence: None

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 Creek Ranch Est

Horse Property: Yes - By Zoning

Subdivision Restrict: **Age Restrictions:** No

Association & Fees: **HOA Name:** Sonoita Creek

Community: None

Tax Code: 112-37-051

Road Type: Dirt,Gravel

Terms: Cash,Conventional

Distance to Utilities: **Sewer:** Septic required

Distance to Utilities: **Water:** Capped well Included

Phone: **Location:** None

Special Listing Conditions: None

Co-op Fee: \$5

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

Assessments: \$0

Fire Protection: None

Property Disclosures: CC&Rs,Plat Map,Surveyed Plat,Topographic Map

Road Maintenance: HOA

Distance to Utilities: **Phone:** NA

Distance to Utilities: **Gas:** Propane available

Distance to Utilities: **Electric:** To property

Listing Office

Listing Office ShortId: 5764

Listing Office Address: 6245 N 24th Parkway Ste 205, Phoenix, AZ 85016

Office ID: 20150714220742915927000000

ListingOfficeName: First United Realty, Inc

Listing Member Phone: (520) 429-0746

Amenities & Features

Neighborhood Feature: Gated Community,Historic,Horses Allowed,Walking Trail

Water: Pvt Well (Registered)

Gas: **Location:** None

Sewer: **Location:** None

Electric: Electric Company

Water: **Location:** On Site

Electric: **Location:** On Site





Nearby Schools

High School: Rio Rico High School

Middle School: Coatimundi Middle School

School District: Santa Cruz Valley United School District #35

Elementary School: San Cayetano Elementary



Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Payment Frequency: Annually

Association & Fees: HOA Amt (Monthly): \$22

Taxes: \$14.60

