



**\$183,000**

## **20 CAMINO LOS VIENTOS, PATAGONIA, AZ 85624, USA**

<https://rehomes.us>

- Lots / Land
- Active



CAMINO LOS VIENTOS properties are in a special category all their own ~for their close proximity to LAKE PATAGONIA (just over the hill). Also for their cul-de-sac-like character (no through traffic), as well as their renown high desert habitat, dramatic views & special homesite possibilities. This one is a gem. Photographed here in late January, [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 1159696.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:**  
2024-01-26T17:46:42.816

**Municipality/Zoning:** Other - SFR

**Township:** 22

**Area:** SCC-Patagonia

**Status:** Active

**Days On Market:** 8

**List Number Main:** 22402272

**Lot Acres:** 26.60 acres

**Lot Dimensions:** Irregular; see Plat.

**View:** Lake,Mountain(s),Panoramic,Residential,Rural

**Property Use Type:** Residential

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## Description

**Legal Description:** SUB LAKE PATAGONIA RANCH UNIT NO.5 A PORTION OF LOT 6 AKA: 6-B

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## Building Details

**Lot Features:** Dividable Lot,Hillside Lot

**Fence:** Barbed Wire

**Fence:** Other: Entrance Wall & Gate

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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:** Other/Unknown

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$20

**Association & Fees: HOA Telephone:** 520-287-2675

**Section:** 31

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Dirt

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** NONE.  
SEPTIC NEEDED

**Distance to Utilities: Water:** ON  
ADJACENT PARCEL

**Phone: Location:** On Site

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** LK PATAGONIA  
RANCH 5

**Assessments:** \$0

**Community:** None

**Tax Code:** 106-06-153A

**Property Disclosures:** CC&Rs,County Parcel  
Info,Deed Restrictions,Easements,Military Airport  
Vct,Plat Map,Public Airport Vcty,Road Maint  
Agreement,Seller Prop Disclosure,Surveyed Plat

**Road Maintenance:** HOA,Road Maintenance  
Agreement

**Distance to Utilities: Phone:** LOT LINE

**Distance to Utilities: Gas:** NONE

**Distance to Utilities: Electric:** LOT LINE

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## Listing Office

**Listing Office ShortId:** 4309

**Listing Office Address:** 340 Naugle Ave,  
Patagonia, AZ 85624

**Listing Member Phone:** (520) 604-6762

**ListingOfficeName:** La Frontera Realty

**Listing Office Url:** <http://www.lafronteraaz.com>

**Office ID:** 20091207185633752296000000

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## Amenities & Features



**Sewer:** None

**Electric:** Electric Company

**Water: # Of Shared Well:** 2

**Water:** Shared Well

**Water: Location:** Available

**Neighborhood Feature:** Horses Allowed,Lake,Legal Access

**Sewer: Other:** Septic System Needed

**Assoc Amenities:** None

**Gas:** None

**Electric: Location:** On Site

## Nearby Schools

**High School:** Other

**Middle School:** Other

**School District:** Other

**Elementary School:** Other

## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Payment Frequency:** Annually

**Association & Fees: HOA Amt (Monthly):** \$20.83

**Taxes:** \$1,884.18

