



**\$32,500**

## **16 ROSETE CT, NOGALES, AZ 85621, USA**

<https://rehomes.us>

- Lots / Land
- Active



Build your dream home and be surrounded by beauty and amazing mountain views. This property sits at the end of a cul de sac lot. Close to Lake Patagonia lake recreational area for fishing, boating, hiking. Approximately 5 miles from Patagonia and about 20 minutes from Nogales for shopping and restaurants. 10 minutes from Patagonia [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 205652.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2019-03-18T18:55:40.314

**Municipality/Zoning:** SCC - GR

**View:** Mountain(s),Rural,Sunset

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 1563

**List Number Main:** 21907581

**Lot Acres:** 4.79 acres

**Lot Dimensions:** irregular

**Area:** SCC-Patagonia

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## Description

**Legal Description:** Sub Lake Patagonia Ranch Unit 4 Lot 7

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## Building Details

**Lot Features:** Cul-De-Sac,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:** Lake Patagonia Ranch

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Lake Patagonia Ranch

**Community:** None

**Fire Protection:** None

**Property Disclosures:** CC&Rs, Deed Restrictions, Plat Map, Property Profile, Public Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** at lot line

**Distance to Utilities: Gas:** can put in propane

**Distance to Utilities: Electric:** at lot line

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Attribution Contact:** 520-850-7543

**Tax Code:** 106-06-107

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** need to put in septi

**Distance to Utilities: Water:** need to drill well

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 16706

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 850-7543

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water: Other:** Need to put in well

**Gas:** None

**Neighborhood Feature:** None

**Sewer: Other:** Need to put in septi

**Assoc Amenities:** None

**Electric: Location:** Available





## Nearby Schools

**High School:** Other

**School District:** Other

**Middle School:** Other

**Elementary School:** Other



## Fees and Taxes

**Tax Year:** 2018

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

**Taxes:** \$472.88

