



**\$17,000**

- Lots / Land
- Active

## **363 BOAR LN, RIO RICO, AZ 85648, USA**

<https://rehomes.us>

This unique lot located in Rio Rico is flat and ready to build on. The lot features dense vegetation allowing privacy from the surrounding neighbors. Water and electric appear to be at lot line, but buyer should verify during inspection period.



---

### **Basics**

**Category:** Lots / Land

**Lot size:** 70131.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-12-18T13:32:40.718

**Municipality/Zoning:** SCC - R-2

**Township:** 23

**Area:** SCC-Rio Rico West

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22327055

**Lot Acres:** 1.61 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s)

**Property Use Type:** Residential



---

## Description

**Legal Description:** Sub Rio Rico Estates unit no. 13 lot 76 of blk 122

---

## Building Details

**Fence:** Field

---

## 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:** Rio Rico Estates 13

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$900

**Community:** Rio Rico Estates West

**Tax Code:** 115-16-336

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** N/A

**Distance to Utilities: Electric:** TBD

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Chip/Seal

**Terms:** Cash,Owner Carry

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** TBD

**Phone: Location:** None

---

## Listing Office



**Listing Office ShortId:** 4563  
**Listing Office Address:** 5650 E. 22nd,  
Tucson, AZ 85711  
**Listing Member Phone:** (520) 318-5710

**ListingOfficeName:** Cobb Realty, LLC  
**Listing Office Url:** <http://www.thecobbteam.net>  
**Office ID:** 20091207185716911132000000

---

## Amenities & Features

**Sewer:** Septic  
**Electric:** Electric Company  
**Gas:** None  
**Electric: Location:** Available

**Neighborhood Feature:** None  
**Water:** Water Company  
**Water: Location:** Available  
**Sewer: Location:** None

---

## Nearby Schools

**High School:** Rio Rico High School

**School District:** Santa Cruz Valley United School  
District #35

**Middle School:** Calabasas Middle  
School

**Elementary School:** Pena Blanca Elementary

---

## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$103.30

