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**\$48,000**

- Lots / Land
- Active

## F4FW+8M RIO RICO, AZ, USA

<https://rehomes.us>

9+ acres corner property – faces Lake Patagonia Rd and Circulo Montana – great area for rural recreation or custom home site with privacy – great price for the area. Two miles up the road to Lake Patagonia State Park.



### Basics

**Category:** Lots / Land

**Lot size:** 401431.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-02-15T20:56:02.912

**Municipality/Zoning:** SCC - GR

**Township:** 22

**Area:** SCC-Patagonia

**Status:** Active

**Days On Market:** 134

**List Number Main:** 22303577

**Lot Acres:** 9.22 acres

**Lot Dimensions:** Irregular 9.216 acres

**View:** Panoramic,Rural

**Property Use Type:** Residential



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## Description

**Legal Description:** Lake Patagonia Ranch Unit No. 5 A Portion of lot 10

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## Building Details

**Lot Features:** Corner Lot,Hillside Lot,Subdivided

**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.

**Special Listing Conditions:** No SPDS

**Subdivision Name:** Lake Patagonia Ranch

**Co-op Fee:** \$5

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Section:** 31

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 106-06-2160

**Range:** 15.00

**Property Disclosures:** Plat Map

**Road Type:** Dirt,Paved

**Road Maintenance:** County

**Terms:** Cash,Conventional,Owner Carry

**Distance to Utilities: Phone:** At roadway

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Gas:** None

**Distance to Utilities: Water:** None

**Distance to Utilities: Electric:** At roadway

**Phone: Location:** Available

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## Listing Office



**Listing Office ShortId:** 53130 **ListingOfficeName:** Wrangler Real Estate LLC  
**Listing Office Address:** 8132 N 16th St, Phoenix, AZ 85020 **Listing Office Url:** <http://https://www.realestatewranglers.com>  
**Listing Member Phone:** (951) 541-7001 **Office ID:** 20220803220013376935000000

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## Amenities & Features

**Neighborhood Feature:** Lake,Legal Access,Park,Paved Street **Water: Location:** None  
**Gas: Location:** None **Electric: Location:** Available  
**Sewer: Location:** None

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## Nearby Schools

**High School:** Other **School District:** Other  
**Middle School:** Other **Elementary School:** Other

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## Fees and Taxes

**Tax Year:** 2022 **Association & Fees: HOA Amt (Monthly):** \$21  
**Association & Fees: HOA Payment Frequency:** Annually **Taxes:** \$680

