



**\$169,000**

**44 MUSTANG RANCH RD, ELGIN, AZ 85611,  
USA**

<https://rehomes.us>

- Lots / Land
- Active



Welcome to your dream flower farm in the enchanting town of Sonoita, Arizona! Nestled on a picturesque 4-acre parcel of land, this ready-to-go flower farm is a blossoming opportunity for passionate horticulturists and nature lovers alike. Located in the heart of Sonoita, known for its breathtaking scenery and favorable climate, this property offers a perfect [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 207345.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-07-24T01:08:23.397

**Municipality/Zoning:** SCC - GR

**Township:** 20

**Area:** SCC-Sonoita

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22315787

**Lot Acres:** 4.76 acres

**Lot Dimensions:** 325' x 632'

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

**Property Use Type:** Other

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## Description

**Legal Description:** Sonoita Hills Sub Lot 9

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## Building Details

**Lot Features:** East/West Exposure,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.

**Subdivision Name:** Sonoita Hills

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 109-31-042

**Property Disclosures:** Deed Restrictions,Flood Plain,Plat Map,Seller Prop Disclosure

**Road Maintenance:** County

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

**Distance to Utilities: Gas:** install propane

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

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** install septic

**Distance to Utilities: Water:** pvt registered well

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 51535

**Listing Office Address:** 7445 N Oracle Rd No. 201, Tucson, AZ 85704

**Office ID:** 20180830164934316620000000

**ListingOfficeName:** Realty One Group Integrity

**Listing Member Phone:** (520) 221-1989

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Water:** Pvt Well (Registered)

**Gas: Location:** None

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas:** Propane

**Electric: Location:** None





## Nearby Schools

**High School:** Elgin

**Middle School:** Elgin

**School District:** Elgin

**Elementary School:** Elgin Elementary



## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$801.48

