



\$55,000

**431 CAMINO CUMBRE, RIO RICO, AZ 85648, USA**

<https://rehomes.us>

- Lots / Land
- Active



Breathtaking mountain and valley views of the beautiful Rio Rico subdivision. A truly special location to build your dream home. Water and electric lines are at the street. Property is two lots with a total of 2.61 acres to secure your privacy and enjoyment.

**Basics**



**Category:** Lots / Land

**Lot size:** 131116.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:**  
2024-03-04T15:14:41.368

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

**Township:** 23

**Area:** SCC-Rio Rico East

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22405622

**Lot Acres:** 2.61 acres

**Lot Dimensions:** irregular

**View:** Mountain(s),Panoramic,Residential,Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** Subdivision Rio Rico Ranchettes Unit No. 14 Lots 13 & 14 of Block 605

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## Building Details

**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:** Rio Rico Ranchettes 14

**Horse Property:** Yes - By Zoning

**Subdivision Restrict:** **Age Restrictions:** No

**Assessments:** \$0

**Community:** Rio Rico Ranchettes East

**Tax Code:** 129-07-107

**Property Disclosures:** None

**Road Maintenance:** County

**Distance to Utilities: Phone:** none

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** TBD

**Special Listing Conditions:** None

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

**Subdivision Restrict:** **Deed Restrictions:** No

**Association & Fees:** **HOA:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** TBD

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 145090386

**Listing Office Address:** 1152 N. Hohokam Drive, Nogales, AZ 85621

**Office ID:** 20200611224008714983000000

**ListingOfficeName:** BM Continental Realty

**Listing Member Phone:** (520) 313-0584

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Gas: Location:** None

**Neighborhood Feature:** Paved Street

**Water:** Water Company

**Electric: Location:** Available

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## Nearby Schools



**High School:** Rio Rico High School

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

**Middle School:** Coatimundi Middle  
School

**Elementary School:** San Cayetano Elementary

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# Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$137.88

