



**\$8,000**

- Lots / Land
- Active

## **522 VEREDA ATUN, RIO RICO, AZ 85648, USA**

<https://rehomes.us>

VIEWS, VIEWS, VIEWS! This lot is 1.16 acres. Build your new home or weekend getaway here. Beautiful mountains surround this picturesque, rural valley just over an hour away from Tucson. Temperatures average 10-15 degrees cooler than Tucson or Phoenix. Enjoy the fresh mountain air, blue skies, amazing sunsets, cool breezes, and wildlife abound. Own your [...]



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### **Basics**



**Category:** Lots / Land

**Status:** Active

**Lot size:** 50529.00 sq ft

**Days On Market:** 2

**County:** Santa Cruz

**List Number Main:** 22315566

**Entry Timestamp:** 2023-07-20T16:53:37.377

**Lot Acres:** 1.16 acres

**Municipality/Zoning:** SCC - R-1

**Lot Dimensions:** See map on file

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

**Area:** SCC-Rio Rico East

**Property Use Type:** Residential

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## Description

**Legal Description:** Rio Rico Ranchettes 17, lot 26 of block 513

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## Building Details

**Lot Features:** North/South Exposure

**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 17

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** Rio Rico Ranchettes East

**Tax Code:** 133-05-026

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** septic required

**Distance to Utilities: Water:** unknown

**Phone: Location:** Unknown

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 2

**Fire Protection:** Included in Taxes

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** -100

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## Listing Office

**Listing Office ShortId:** 80400507

**ListingOfficeName:** Burns Realty Inc

**Listing Office Address:** 1068 Camino Caralampi, Rio Rico, AZ 85648

**Listing Member Phone:** (520) 841-1564

**Office ID:** 20120504221516511084000000

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Water:** Water Company

**Gas: Location:** Unknown

**Neighborhood Feature:** None

**Sewer: Other:** Septic required

**Gas:** None

**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:** 2022

**Taxes:** \$97.26

