



\$84,500

- Lots / Land
- Active

55 CIRCULO MONTANA, NOGALES, AZ 85621, USA

<https://rehomes.us>



Stunning 360 views are absolutely guaranteed from this premier Parcel & building site that includes a PRIVATE WELL & SEPTIC SYSTEM (already installed). This serene, easy-build hilltop site is not only beautiful but also has several of early building development costs for your home (Well & Septic) covered. They're already installed! The building site is [...]

Basics



Category: Lots / Land

Lot size: 264409.20 sq ft

County: Santa Cruz

Entry Timestamp:
2024-05-07T18:05:14.072

Municipality/Zoning: SCC - SR

Township: 22

Area: SCC-Patagonia

Status: Active

Days On Market: 6

List Number Main: 22411439

Lot Acres: 6.07 acres

Lot Dimensions: Irregular. See Plat.

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

Property Use Type: Residential

Description

Legal Description: SUB LAKE PATAGONIA RANCH UNIT NO.4 LOT 25

Building Details

Lot Features: Hillside Lot,North/South Exposure,Subdivided

Fence: None

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: Lake Patagonia Ranch

Horse Property: Yes - By Zoning

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$20

Assessments: \$0

Community: None

Tax Code: 106-06-125

Property Disclosures: CC&Rs,County Parcel Info,Deed Restrictions,Military Airport Vct,PERC Test Pass,Plat Map,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: County

Distance to Utilities: Phone: Connection nearby

Distance to Utilities: Gas: Propane Tank needed

Distance to Utilities: Electric: UniSource, Nogales

Special Listing Conditions: None

Co-op Fee: \$4

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Lk Patagonia Ranch 4

Section: 6

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Terms: Cash,Conventional,Submit

Distance to Utilities: Sewer: SEPTIC SYS in place

Distance to Utilities: Water: PRIVATE WELL

Phone: Location: Available

Listing Office

Listing Office ShortId: 4309

Listing Office Address: 340 Naugle Ave, Patagonia, AZ 85624

Listing Member Phone: (520) 604-6762

ListingOfficeName: La Frontera Realty

Listing Office Url: <http://www.lafronteraaz.com>

Office ID: 20091207185633752296000000

Amenities & Features



Sewer: Septic

Electric: Electric Company

Water: Pvt Well (Registered)

Water: Location: On Site

Electric: Location: Available

Neighborhood Feature: Horses Allowed,Lake,Legal Access,Paved Street

Assoc Amenities: None

Gas: None

Gas: Location: None

Sewer: Location: On Site

Nearby Schools

High School: Other

Middle School: Other

School District: Other

Elementary School: Other

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Payment Frequency: Annually

Association & Fees: HOA Amt (Monthly): \$1.66

Taxes: \$483.84

