



**\$65,000**

- Lots / Land
- Active

## **58 MUSTANG TRAIL, SONOITA, AZ 85637, USA**

<https://rehomes.us>



Located 1 hour southeast of Tucson, Arizona, this property sits in the highly coveted American Viticultural Area of Sonoita where local wineries and distilleries are thriving. The Sonoita AVA is the first federally recognized wine growing region in the state of Arizona. Within 45 minutes of Patagonia Lake/Parker Canyon Lake & Marina, an outdoor enthusiast [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 207346.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:**  
2024-07-30T12:51:23.259

**Municipality/Zoning:** SCC - SR

**Township:** 20

**Area:** SCC-Sonoita

**Status:** Active

**Days On Market:** 7

**List Number Main:** 22418699

**Lot Acres:** 4.76 acres

**Lot Dimensions:** 630.35 x 328.09 x 630.46 x 328.91

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Sub Sonoita Hills Lot 11

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## Building Details

**Lot Features:** East/West Exposure

**Fence:** Barbed Wire

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## Miscellaneous



<b>Compensation Disclaimer:</b> .	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> Sonoita Hills	<b>Horse Property:</b> Yes - By Zoning
<b>Subdivision Restrict:</b> <b>Deed Restrictions:</b> Yes	<b>Subdivision Restrict:</b> <b>Age Restrictions:</b> No
<b>Association &amp; Fees:</b> <b>HOA:</b> No	<b>Assessments:</b> \$0
<b>Section:</b> 29	<b>Community:</b> None
<b>Attribution Contact:</b> Mcolbysells@gmail.com	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 109-32-034	<b>Range:</b> 17.00
<b>Property Disclosures:</b> CC&Rs	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> County	<b>Terms:</b> Cash
<b>Distance to Utilities: Phone:</b> 100 feet from lot	<b>Distance to Utilities: Sewer:</b> Septic needed
<b>Distance to Utilities: Gas:</b> Propane needed	<b>Distance to Utilities: Water:</b> Well to be drilled
<b>Distance to Utilities: Electric:</b> 100 feet from lot	<b>Phone: Location:</b> Available

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## Listing Office

<b>Listing Office ShortId:</b> 286601	<b>ListingOfficeName:</b> Tierra Antigua Realty
<b>Listing Office Address:</b> 7423 E Tanque Verde, Tucson, AZ 85715	<b>Listing Office Url:</b> <a href="https://www.tierraantigua.com/">https://www.tierraantigua.com/</a>
<b>Listing Member Phone:</b> (520) 850-1085	<b>Office ID:</b> 20091207185517713554000000

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## Amenities & Features

<b>Sewer:</b> None	<b>Neighborhood Feature:</b> Horses Allowed,Paved Street
<b>Electric:</b> Electric Company	<b>Gas:</b> None
<b>Water: Location:</b> None	<b>Electric: Location:</b> Available

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## Nearby Schools



**High School:** Patagonia Union High School

**Middle School:** Elgin

**School District:** Elgin

**Elementary School:** Elgin Elementary

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$829.22

