



\$13,000

- Lots / Land
- Active

705 CAMINO ARRUZA, RIO RICO, AZ 85648, USA

<https://rehomes.us>



This lot is just under two acres and provides mountain views. This lot is slightly slopped and will need a small amount of work to build your dream home on. Buyer should verify all utilities.

Basics

Category: Lots / Land	Status: Active
Lot size: 81021.00 sq ft	Days On Market: 9
County: Santa Cruz	List Number Main: 22325769
Entry Timestamp: 2023-11-29T15:31:01.096	Lot Acres: 1.86 acres
Municipality/Zoning: SCC - R-2	Lot Dimensions: 302'x 320'x 198'x 522'
Township: 22	View: None
Area: SCC-Rio Rico West	Property Use Type: Residential



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## Description

**Legal Description:** Sub Rio Rico Ranchettes unit no. 7 lot 50 of blk 76

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## Building Details

**Lot Features:** Hillside Lot

**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 7

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** Rio Rico Ranchettes West

**Tax Code:** 116-09-156

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** TBD

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** TBD

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** TBD

**Phone: Location:** Unknown

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## Listing Office



**Listing Office ShortId:** 4563  
**Listing Office Address:** 5650 E. 22nd,  
Tucson, AZ 85711  
**Listing Member Phone:** (520) 318-5710

**ListingOfficeName:** Cobb Realty, LLC  
**Listing Office Url:** <http://www.thecobbteam.net>  
**Office ID:** 20091207185716911132000000

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## Amenities & Features

**Sewer:** Septic  
**Electric:** Electric Company  
**Gas:** None  
**Electric: Location:** Unknown

**Neighborhood Feature:** None  
**Water:** Water Company  
**Water: Location:** Unknown  
**Sewer: Location:** None

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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:** Mountain View Elementary

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$54.64

