



**\$115,000**

- Lots / Land
- Active

## **H3C3+76 RIO RICO NORTHEAST, AZ, USA**

<https://rehomes.us>

40.15 acres at Morning Star Ranch near Tubac, AZ. Stunning parcel with an elevated, level building site set above a seasonal creek and riparian area. Underground electric, water to property and close to a paved road. Amazing views in every direction. This property is in a phenomenal gated neighborhood of beautiful custom homes and perfect [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 1748934.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2024-04-29T01:42:01.639

**Municipality/Zoning:** SCC - GR

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22410615

**Lot Acres:** 40.15 acres

**Lot Dimensions:** Irregular

**Area:** SCC-Rio Rico East

Description

**Legal Description:** Morning Star Ranch, Lot 73

Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure

**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:** Morning Star Ranch

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Telephone:**  
520-980-3001

**Community:** None

**Tax Code:** 112-39-073

**Road Type:** Dirt

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Septic required

**Distance to Utilities: Water:** On site

**Phone: Location:** None

**Special Listing Conditions:** Public Report

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

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Morning  
Star Ranch

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** CC&Rs,Deed  
Restrictions,Plat Map,Surveyed  
Plat,Topographic Map

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** NA

**Distance to Utilities: Gas:** Propane  
available

**Distance to Utilities: Electric:** On site

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## Listing Office

**Listing Office ShortId:** 5764

**Listing Office Address:** 6245 N 24th Parkway Ste 205,  
Phoenix, AZ 85016

**Office ID:** 20150714220742915927000000

**ListingOfficeName:** First United  
Realty, Inc

**Listing Member Phone:** (520)  
429-0746

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## Amenities & Features



**Sewer:** None

**Electric:** Electric Company

**Water:** Water Company

**Electric:** **Location:** On Site

**Neighborhood Feature:** Gated Community, Historic, Horses Allowed, Legal Access, Walking Trail

**Assoc Amenities:** None

**Gas:** None, Propane

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## Nearby Schools

**High School:** Rio Rico High School

**Middle School:** Calabasas Middle School

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

**Elementary School:** Mountain View Elementary

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Payment Frequency:** Annually

**Association & Fees: HOA Amt (Monthly):** \$229.17

**Taxes:** \$18.06

