



\$140,000

- Lots / Land
- Active

## F433+J3 RIO RICO, AZ, USA

<https://rehomes.us>

Great opportunity to build your custom home. Beautiful panoramic views with the perfect glimpse of Patagonia Lake from lot. Watch the sunrise from this great lot. Buyer to verify all utilities.



### Basics

**Category:** Lots / Land  
**Lot size:** 1824293.00 sq ft  
**County:** Santa Cruz  
**Entry Timestamp:** 2024-03-06T22:41:47.424  
**Municipality/Zoning:** SCC - GR  
**Township:** 23  
**Area:** SCC-Rio Rico East

**Status:** Active  
**Days On Market:** 2  
**List Number Main:** 22405848  
**Lot Acres:** 41.88 acres  
**Lot Dimensions:** Irregular  
**View:** Mountain(s),Panoramic,Sunrise,Sunset  
**Property Use Type:** Residential



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## Description

**Legal Description:** Sub Sonoita Creek Ranch Unit No. 2 Lot 44

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## Building Details

**Lot Features:** East/West Exposure,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.

**Special Listing Conditions:** None

**Subdivision Name:** Sonoita Creek Ranch Est

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Name:** Sonoita Creek Ranch

**Association & Fees: HOA Telephone:** 520.313.4085

**Assessments:** \$0

**Section:** 3

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 112-37-045

**Range:** 14.00

**Property Disclosures:** None

**Road Type:** Dirt,Gravel

**Road Maintenance:** County

**Terms:** Cash,Conventional

**Distance to Utilities: Phone:** UNKNOWN

**Distance to Utilities: Sewer:** UNKNOWN

**Distance to Utilities: Gas:** UNKNOWN

**Distance to Utilities: Water:** UNKNOWN

**Distance to Utilities: Electric:** UNKNOWN

**Phone: Location:** Unknown



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## Listing Office

**Listing Office ShortId:** 142000645

**ListingOfficeName:** RE/MAX  
Portfolio Homes

**Listing Office Address:** 4185 S Camino De la Canoa,  
Green Valley, AZ 85614

**Listing Member Phone:** (520)  
313-1192

**Office ID:** 20200213222009441419000000

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Water: Location:** Unknown

**Electric: Location:** Unknown

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas: Location:** Unknown

**Sewer: Location:** Unknown

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## Nearby Schools

**High School:** Rio Rico High School

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

**Middle School:** Calabasas Middle  
School

**Elementary School:** Mountain View Elementary

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$23

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

**Taxes:** \$13.30

