



**\$79,900**

## **F43R+F3 RIO RICO, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active



SELLER MAY CARRY WITH \$30K DOWN on this MAGNIFICENT 40.68 acre parcel which MUST be seen in person to fully appreciate! LOWEST price per acre of \*\*\*any MLSSAZ land/lot listing in Lake Patagonia Ranches (\*\*\*as of listing update on 2/8/2022)! The South/SE boundary parallels a ridge along Lado de Loma Dr for ~.35 miles, offering [...]

---

### **Basics**



**Category:** Lots / Land  
**Lot size:** 1772020.00 sq ft  
**County:** Santa Cruz  
**Entry Timestamp:** 2020-11-28T03:48:10.329  
**Municipality/Zoning:** SCC - GR  
**Township:** 23  
**Area:** SCC-Patagonia

**Status:** Active  
**Days On Market:** 937  
**List Number Main:** 22029674  
**Lot Acres:** 40.68 acres  
**Lot Dimensions:** Irregular  
**View:** Mountain(s),Panoramic,Sunrise,Sunset  
**Property Use Type:** Rural

---

## Description

**Legal Description:** Lake Patagonia Ranch

---

## Building Details

**Lot Features:** Dividable Lot,Hillside Lot  
**Fence:** Barbed Wire,Shared Fence

**Fence: Other:** small portion

---

## 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

**Assessments:** \$0

**Community:** None

**Tax Code:** 106-06-016A

**Property Disclosures:** CC&Rs,Seller Prop Disclosure,Surveyed Plat

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** Unknown

**Distance to Utilities: Electric:** Lot Line

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Section:** 6

**Fire Protection:** None

**Range:** 15.00

**Road Type:** Dirt,Gravel

**Terms:** Cash,Conventional,Owner Carry,Submit

**Distance to Utilities: Sewer:** Needs Septic

**Distance to Utilities: Water:** Drill Well

**Phone: Location:** Available

---

## Listing Office

**Listing Office ShortId:** 52632

**Listing Office Address:** 2222 S Dobson Rd, Ste 307, Mesa, AZ 85202

**Listing Member Phone:** (520) 686-0799

**ListingOfficeName:** Superlative Realty

**Listing Office Url:** <http://https://www.superlativerealty.net>

**Office ID:** 20210908212009808739000000

---

## Amenities & Features

**Neighborhood Feature:** Horses Allowed,Jogging/Bike Path,Lake

**Water: Location:** None

**Electric: Location:** On Site

**Electric:** Electric Company

**Gas: Location:** Unknown

**Sewer: Location:** None





## Nearby Schools

**High School:** Other

**Middle School:** Other

**School District:** Other

**Elementary School:** Other



## Fees and Taxes

**Tax Year:** 2020

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

**Association & Fees: HOA Amt (Monthly):**  
\$20.83

**Taxes:** \$2,007.54

