



\$125,000

- Lots / Land
- Active

F42H+CX RIO RICO, AZ, USA

<https://rehomes.us>

This breathtaking 40+ acre parcel stands out for it's exceptional 360 mountain views; its gorgeous high desert habitat, & its delicious serenity. While VERY near Lake Patagonia (& all its amenities), & in between historic Patagonia village & bustling Nogales~ it's an ideal rural setting in so many ways. Most likely, the two best building [...]



Basics



Category: Lots / Land

Lot size: 1772020.00 sq ft

County: Santa Cruz

Entry Timestamp:
2023-11-30T12:01:16.630

Municipality/Zoning: Other - SFR

Township: 22

Area: SCC-Patagonia

Status: Active

Days On Market: 9

List Number Main: 22325830

Lot Acres: 40.68 acres

Lot Dimensions: Irregular; see Assessor's Platt

View: Mountain(s),Panoramic,Residential,Rural,Sunset

Property Use Type: Residential

Description

Legal Description: SUB LAKE PATAGONIA RANCH UNIT NO. 1 LOT 16

Building Details

Lot Features: Dividable Lot,Hillside Lot,North/South Exposure

Fence: Barbed Wire,Wire

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

Association & Fees: **HOA Name:** LK Patagonia Ranch 1

Assessments: \$0

Community: None

Tax Code: 106-06-016A

Property Disclosures: Access,CC&Rs,County Parcel Info,Deed Restrictions,Military Airport Vct,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: County,HOA

Distance to Utilities: **Phone:** Nearby; TBD

Distance to Utilities: **Gas:** Propane Tank Needed

Distance to Utilities: **Electric:** Nearby; TBD

Special Listing Conditions: None

Co-op Fee: \$4

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

Association & Fees: **HOA Telephone:** 520-841-0253

Section: 6

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Dirt,Gravel,Paved

Terms: Cash,Conventional,Owner Carry

Distance to Utilities: **Sewer:** Septic System Needed

Distance to Utilities: **Water:** None: Install Well

Phone: **Location:** On Site

Listing Office

Listing Office ShortId: 4309

Listing Office Address: 340 Naugle Ave, Patagonia, AZ 85624

Listing Member Phone: (520) 604-6762

ListingOfficeName: La Frontera Realty

Listing Office Url: <http://www.lafronteraaz.com>

Office ID: 20091207185633752296000000

Amenities & Features

Sewer: None

Neighborhood Feature: Historic,Horses Allowed,Legal Access

Electric: Electric Company

Water: **Other:** PRIVATE WELL NEEDED

Assoc Amenities: None

Gas: **Location:** None

Electric: **Location:** On Site





Nearby Schools

High School: Patagonia Union High School

Middle School: Patagonia Elementary School

School District: Patagonia Public Schools

Elementary School: Patagonia Elementary School



Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Payment Frequency: Annually

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

Taxes: \$1,950.12

