



**\$1,790,000**

## **G3X2+J9 RIO RICO NORTHEAST, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active

EXCITING INVESTMENT/DEVELOPMENT OPPORTUNITY: 33 platted parcels of 36+ acres each totaling 1,188+/- acres in the exclusive Morning Star Ranch, which is arguably the finest, most prestigious 36+ acre subdivision in Arizona. Many of these parcels border a 1,009 acre Nature Preserve. The current owners have created a pristine development where numerous million and multimillion dollar [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 51749280.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-05-06T14:37:53.381

**Municipality/Zoning:** SCC - GR

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 54

**List Number Main:** 22309960

**Lot Acres:** 1188.00 acres

**Lot Dimensions:** Irregular

**Area:** SCC-Rio Rico East

Description

**Legal Description:** Morning Star Ranch, Multiple Parcels

Building Details

**Lot Features:** Borders Common Area,Cul-De-Sac,North/South Exposure      **Fence:** Barbed 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:** Morning Star Ranch

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

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

**Assessments:** \$0

**Fire Protection:** Included in Taxes

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

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Call LA

**Distance to Utilities: Gas:** Call LA

**Distance to Utilities: Electric:** Call LA

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$3

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Community:** None

**Tax Code:** 112-39-110

**Road Type:** Gravel, Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** Call LA

**Distance to Utilities: Water:** Call LA

**Phone: Location:** None

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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

**Neighborhood Feature:** Gated Community, Historic, Horses Allowed, Jogging/Bike Path, Legal Access, Paved Street, Walking Trail

**Electric:** Electric Company

**Water:** Water Company

**Gas:** None

**Electric: Location:** Available





## 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



## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$398.75

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

**Taxes:** \$660

