



\$145,000

F3HC+78 RIO RICO, AZ, USA

<https://rehomes.us>

- Lots / Land
- Active

Spectacular, usable, easy build parcel bordering the rare Sonoita Creek riparian area state owned land. Electric, gated for privacy, excellent views and quick access to Rio Rico and I-19. Shallow water table for your well. Lowest price on the creek. Don't miss out.



Basics

Category: Lots / Land	Status: Active
Lot size: 1611720.00 sq ft	County: Santa Cruz
List Number Main: 22413240	Entry Timestamp: 2024-05-28T00:29:31.208
Lot Acres: 37.00 acres	Municipality/Zoning: SCC - GR
Lot Dimensions: Irregular	View: Mountain(s),Panoramic,Sunrise,Sunset
Area: SCC-Rio Rico East	Property Use Type: Residential



Description

Legal Description: Lot 71, Sonoita Creek Ranch, Unit 2

Building Details

Lot Features: Dividable Lot,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: Sonoita Creek Ranch Est

Horse Property: Yes - By Zoning

Subdivision Restrict: **Age Restrictions:** No

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

Assessments: \$0

Fire Protection: Included in Taxes

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

Road Maintenance: HOA

Distance to Utilities: **Phone:** cell available

Distance to Utilities: **Gas:** propane available

Distance to Utilities: **Electric:** to lot line

Special Listing Conditions: None

Co-op Fee: \$5

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

Association & Fees: **HOA Telephone:** 520-751-1442

Community: None

Tax Code: 112-37-072

Road Type: Dirt,Gravel

Terms: Cash,Conventional

Distance to Utilities: **Sewer:** septic required

Distance to Utilities: **Water:** well required

Phone: **Location:** None

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

Amenities & Features

Neighborhood Feature: Gated Community,Horses Allowed,Legal Access

Water: Other: Well required

Gas: None

Electric: Location: On Site

Electric: Electric Company

Assoc Amenities: None

Water: Location: None

Sewer: Location: None

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

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Payment Frequency: Annually

Association & Fees: HOA Amt (Monthly): \$19

Taxes: \$15.26

