

Four amazing hilltop properties equaling 1.64 acres (sold together)



1.64 Acres

\$38,000

Santa Cruz County, Arizona

landresellers.com/properties/022b3e739ba



Property Details

Property Types: Land

State: Arizona

County: Santa Cruz County

City: Rio Rico

Zip: 85648

Price: \$38,000

Total Acreage: 1.64

Property ID: 022b3e739ba

Property Address: 554 & 556 Vereda Atun, 1542 & 1544 Via San Cayetano, Rio Rico, AZ, 85648

APN: 133-05-042, 133-05-043, 133-05-044 & 133-05-045

Dimensions: 98x149x29x46x25x229x128x151x172

GPS: 31.547633, -110.977291

Subdivision: Rio Rico Ranchettes

CCRs: Yes

Roads: Paved

Power: Available

Water: Available

Sewer: Septic Required

Taxes: \$484

Four amazing hilltop properties equaling 1.64 acres (sold together)

Perfect custom home lot with water and power at road, septic required

Property Address: 554 & 556 Vereda Atun, 1542 & 1544 Via San Cayetano, Rio Rico, AZ 85648

Latitude/Longitude: 31.547633,-110.977291

County: Santa Cruz

Subdivision: Rio Rico Ranchettes

Google Map - <https://goo.gl/maps/H4wNaG2jJB75t5Jy7>

Directions: Head east on Palo Parado Rd, Slight right toward Pendleton Dr, Slight right onto Pendleton Dr, Turn left onto Avenida Oston, Turn right onto Camino Esturion, Turn left onto Via San Cayetano, Destination will be on the left

PRICE: \$38,000 Plus closing costs

Permitted uses - Site built homes only

Property Description:

Perfect custom home property! Great flat 1.64 acre hilltop property with 360 degree views and amazing desert vegetation in Rio Rico, Arizona, with water and power at road, septic is required. Located a few minutes east of I-19 in a beautiful area with very few neighbors. Surrounded by endless outdoor activities, whether it's fishing, swimming and boating at Patagonia Lake State Park, playing golf at one the courses in the area, hiking and biking the miles of trails available or just relax and go sightseeing. This property has great mountain views and awesome Sonoran Desert sunsets situated in this quiet rural setting. In nearby Tubac AZ there is shopping, fine dining, museums, art galleries and entertainment for the whole family, Tucson is 1 hour North with endless amenities available.

Property Info

Power: Available

Sewer: Septic Required

Water: Available and verified

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: No

Access: Public Road - Paved & Dirt

HOA: No

Violations: None

Survey: None

CCR's: Yes

Property Details

Parcel Number: 133-05-042, 133-05-043, 133-05-044 & 133-05-045

Property Type: Residential Vacant Land

Lot Size: 18,617 SqFt + 14,564 SqFt + 20,280 SqFt + 17,716 SqFt = 71,177 Total SqFt

Acres: 0.43 + 0.33 + 0.47 + 0.41 = 1.64 AC

Topography: Rolling

Dimensions: 98x149x29x46x25x229x128x151x172

Shape: Irregular

Zoned: R2

FEMA Flood Hazard Zone: X

FEMA Floodway: No

Yearly Tax Amount: \$101.16 + \$101.16 + \$140.64 + \$140.64 = \$483.60

Road Type: Paved & Dirt

Road Maintenance: County

School District: Santa Cruz Valley United School District #35

Legal: Sub Rio Rico Ranchettes Unit No.17 Lot 42, Lot 43, Lot 44 & Lot 45 Of Blk 513

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/az/santa-cruz/nogales/15558>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Parcel Details

<https://parcelsearch.santacruzcountyaz.gov/santacruzwebpay/ParcelReport?taxid=133-05-042>

<https://parcelsearch.santacruzcountyaz.gov/santacruzwebpay/ParcelReport?taxid=133-05-043>

<https://parcelsearch.santacruzcountyaz.gov/santacruzwebpay/ParcelReport?taxid=133-05-044>

<https://parcelsearch.santacruzcountyaz.gov/santacruzwebpay/ParcelReport?taxid=133-05-045>

GIS Map

<https://sccaz-gis.maps.arcgis.com/apps/webappviewer/index.html?id=6747735f7c9d46d0abfedaf8f0e79e35&query=Parcels,APN,133-05-042>

<https://sccaz-gis.maps.arcgis.com/apps/webappviewer/index.html?id=6747735f7c9d46d0abfedaf8f0e79e35&query=Parcels,APN,133-05-043>

<https://sccaz-gis.maps.arcgis.com/apps/webappviewer/index.html?id=6747735f7c9d46d0abfedaf8f0e79e35&query=Parcels,APN,133-05-044>

<https://sccaz-gis.maps.arcgis.com/apps/webappviewer/index.html?id=6747735f7c9d46d0abfedaf8f0e79e35&query=Parcels,APN,133-05-045>

Photos - <https://photos.app.goo.gl/B1xcLFSGQMDXvxkj6>

Santa Cruz County Community Development 520-375-7930

<https://www.santacruzcountyaz.gov/159/Community-Development>

Santa Cruz County Zoning and Development Code - <https://www.santacruzcountyaz.gov/DocumentCenter/View/8358/Santa-Cruz-County-Zoning-and-Development-Code>

Semi-Truck Parking requires M1 - Light Industrial or B2 General with a waiver

Horse Property - R1 & R2 min 3 acres and a conditional use permit required. R3, R4 & R5 (no horses allowed)

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

Seller Information



Affordable Land USA
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