

# Gentle downhill sloping 0.5 acre property with amazing views and stunning sunsets



## 0.5 Acres

## \$8,000

### Santa Cruz County, Arizona

[www.landresellers.com/properties/1f1e852f82c](http://www.landresellers.com/properties/1f1e852f82c)



## Property Details

**Property Types:** Land

**State:** Arizona

**County:** Santa Cruz County

**City:** Rio Rico

**Zip:** 85648

**Price:** \$8,000

**Total Acreage:** 0.5

**Property ID:** 1f1e852f82c

**Property Address:** 1762 Galeon Ct, Rio Rico, AZ, 85648

**APN:** 132-05-271F

**Dimensions:** 214 ft x 217 ft x 200 ft

**GPS:** 31.55975, -110.98446

**Subdivision:** Rio Rico Ranchettes

**CCRs:** Yes

**Roads:** Dirt

**Power:** Available

**Water:** Checking

**Sewer:** Septic Required

**Taxes:** \$86

Checking on water availability and distance, power at road and septic is required

Property Address: 1762 Galeon Ct, Rio Rico, AZ 85648

Latitude/Longitude: 31.55975, -110.98446

County: Santa Cruz

Subdivision: Rio Rico Ranchettes

Google Map - <https://maps.app.goo.gl/6JBqeJjCSRNCjKZCA>

Directions: I-19 S toward Nogales, Continue onto I-19 S, Take exit 25 toward Palo Parado Rd, Turn left onto Palo Parado Rd, Turn left onto Pendleton Dr, Turn right onto Cam Mar, Turn right onto Cll Playa, Turn left onto Via San Cayetano, Turn left onto Dock St, Turn right onto Galeon Ct, Destination will be on the left.

PRICE: \$8,000 Plus closing costs

Permitted uses - Site built homes only

### Property Description

Great flat 0.5 acre property with 360 degree views and amazing desert vegetation in Rio Rico, Arizona, with water (should be available we are verifying) power is 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 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 lot 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, Tucson is 1 hour north with endless amenities available. Come take a look at this amazing area.

### Property Info

Power: Yes - Available

Sewer: Septic Required

Water: Checking on availability and distance

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: None

Access: Public Road - Dirt

HOA: None

Violations: None

Survey: None

CCR's: Yes

Property Details

Parcel Number: 132-05-271F

Property Type: Residential Vacant Land

Lot Size: 21,780 SqFt

Acreage: 0.5 acres

Topography: Flat

Dimensions: 214 ft x 217 ft x 200 ft

Shape: Irregular

Zoned: R2

FEMA Flood Hazard Zone: X

FEMA Floodway: No

Yearly Tax Amount: \$85.86

Road Type: Dirt

Road Maintenance: County

School District: Santa Cruz Valley United School District #35

Legal: Sub Rio Rico Ranchettes Unit No.18 Lot 173 Of Blk 539

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/4210>

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=132-05-271F>

Treasury Report - <https://parcelsearch.santacruzcountyaz.gov/santacruzwebpay/TaxReport?taxid=132-05-271F>

GIS Map - <https://sccaz-gis.maps.arcgis.com/apps/webappviewer/index.html?id=6747735f7c9d46d0abfedaf8f0e79e35&query=Parcels,APN,132-05-271F>

Photos - <https://photos.app.goo.gl/a6LCvZF3RNeveaW79>

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  
4609 E Cooper St  
Tucson, AZ 85711

520-214-5303  
[affordablelandnow@gmail.com](mailto:affordablelandnow@gmail.com)

