

# Nice flat 0.57 acre property with amazing views and stunning sunsets



## 0.57 Acres

### \$8,000

### Santa Cruz County, Arizona

[www.landresellers.com/properties/b3f3bc5fb2a](http://www.landresellers.com/properties/b3f3bc5fb2a)



## Property Details

**Property Types:** Land

**State:** Arizona

**County:** Santa Cruz County

**City:** Rio Rico

**Zip:** 85648

**Price:** \$8,000

**Total Acreage:** 0.57

**Property ID:** b3f3bc5fb2a

**Property Address:** 1781 Circulo Corona, Rio Rico, AZ, 85648

**APN:** 115-20-224

**Dimensions:** 76x186x25x127x190

**GPS:** 31.55999, -111.017538

**Subdivision:** Rio Rico Estates

**Unit:** 16

**Block:** 16

**Lot:** 9

**CCRs:** Yes

**Association Fees:** None

**Roads:** Paved

**Power:** Available

**Water:** Available (+/- 1000 ft main extension required)

**Sewer:** Septic Required

**Taxes:** \$97

**RV Policies:** No

Nice flat 0.57 acre property with amazing views and stunning sunsets

Water is available, power at road and septic is required

Property Address: 1781 Circulo Corona, Rio Rico, AZ 85648

Latitude/Longitude: 31.559990,-111.017538

County: Santa Cruz

Subdivision: Rio Rico Estates

Google Map - <https://goo.gl/maps/GQQDvqAPAQQ6i2Di8>

Directions: Head north on Pendleton Dr toward Camino Josefina, Turn right onto Camino Josefina, Turn right onto Ver Patria, Turn right onto Circulo Noriega, Turn left onto Via Latvia, Destination will be on the right

PRICE: \$8,000 Plus closing costs

Permitted uses - Site built homes only

### Property Description

Great flat 0.57 acre property with 360 degree views and amazing desert vegetation in Rio Rico, Arizona, with water is available but a main extension is required. Power pole at road, septic is required. No perc test performed. 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: Available

Sewer: Septic Required

Water: available (+/- 1000 ft main extension required)

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: None

Access: Public Road - Paved

HOA: None

Violations: None

Survey: None

CCR's: Yes

Property Details

Parcel Number: 115-20-224

Property Type: Residential Vacant Land

Lot Size: 24,600 SqFt

Acres: 0.57 AC

Topography: Flat

Dimensions: 76x186x25x127x190

Shape: Irregular

Zoned: R2

FEMA Flood Hazard Zone: X

FEMA Floodway: No

Yearly Tax Amount: \$97.14

Road Type: Paved

Road Maintenance: County

School District: Santa Cruz Valley United School District #35

Legal: Sub Rio Rico Estates Unit No.16 Lot 9 Of Blk 473

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/15215>

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=115-20-224>

Treasury Report - <https://parcelsearch.santacruzcountyaz.gov/santacruzwebpay/TaxReport?taxid=115-20-224>

GIS Map - <https://sccaz-gis.maps.arcgis.com/apps/webappviewer/index.html?id=6747735f7c9d46d0abfedaf8f0e79e35&query=Parcels,APN,115-20-224>

Photos - <https://photos.app.goo.gl/EafXir3qRswSvBr68>

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



Andrew Kiel  
4609 E Cooper St

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

