



**\$18,000**

**16230 W COUGAR PL, TUCSON, AZ 85736, USA**

<https://rehomes.us>

- Lots / Land
- Active



At the End of the road on Cougar Pl are three lots being sold separately for the same price. Water is Thim Water Company & Trico Electric available nearby. Install a septic tank and bring your manufactured home and set up the best little homestead West of Tucson! Buy 2 lots for a discount of \$17K [...]

---

## Basics



**Category:** Lots / Land

**Lot size:** 49939.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-04-25T23:01:37.826

**Municipality/Zoning:** Pima County - SH

**Township:** 16

**Area:** Extended Southwest

**Status:** Active

**Days On Market:** 6

**List Number Main:** 22410415

**Lot Acres:** 1.15 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Manufactured Home

---

## Description

**Legal Description:** DIAMOND BELL RANCH/TUCSON-CHAPARRAL UNIT LOT 119

---

## Building Details

**Lot Features:** Subdivided

**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:** N/A

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** Septic needed

**Distance to Utilities: Water:** Lot line

**Phone: Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 301-58-1190

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** Lot line

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** Lot line

---

## Listing Office

**Listing Office ShortId:** 286607

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 400-0904

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Url:** <https://www.tierraantigua.com/>

**Office ID:** 20110322171502288567000000

---

## Amenities & Features

**Neighborhood Feature:** None

**Sewer: Other:** Septic Needed

**Gas: Location:** None

**Electric:** Electric Company

**Water:** Water Company

**Electric: Location:** Available





## Nearby Schools

**High School:** Flowing Wells  
**Middle School:** Altar Valley

**School District:** Altar Valley  
**Elementary School:** Robles



## Fees and Taxes

**Tax Year:** 2023  
**Taxes:** \$151.73

