



**\$720,000**

- Lots / Land
- Active

## **16252 W RIDGEMOOR AVE, TUCSON, AZ 85736, USA**

<https://rehomes.us>



32 platted unimproved lots on +/- 58 acres available in a bulk sale in Diamond Bell ranch! Located in SW Tucson AZ. Great builder opportunity! Great investment hold. Borders State land for wide-open spaces. Discover the hidden gem of Diamond Bell Ranch, where Tucson's charm meets Southern Arizona's allure. Embrace enchanting star-lit nights and breathtaking [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 2526480.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2024-06-17T11:56:36.352

**Municipality/Zoning:** Pima County - CR1

**Township:** 16

**Area:** Extended Southwest

**Status:** Active

**Days On Market:** 43

**List Number Main:** 22415144

**Lot Acres:** 58.00 acres

**Lot Dimensions:** see plat map

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

**Property Use Type:** Residential

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## Description

**Legal Description:** DIAMOND BELL RANCH TUCSON UNIT 9 lots 58, 60-76, 107, 110-117, 173-176

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## Building Details

**Fence:** None

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Special Listing Conditions:**  
Public Report

**Co-op Fee:** \$3

**Horse Property:**  
Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:**  
\$0

**Community:**  
None

**Tax Code:**  
301670770

**Property Disclosures:**  
CC&Rs,Deed Restrictions,Public report

**Road Maintenance:**  
County

**Distance to Utilities: Phone:**  
Ask Broker

**Distance to Utilities: Gas:**  
Ask Broker

**Distance to Utilities: Electric:** Ask Broker

**UnBranded Virtual Tour:**

[https://www.dropbox.com/scl/fi/qobpn8cfcn3s9m0g1qqu8/DJI\\_0853.MP4?rlkey=yor7anjarnu90ydxjc3dibeuq&st=u7bc6uih&dl=0](https://www.dropbox.com/scl/fi/qobpn8cfcn3s9m0g1qqu8/DJI_0853.MP4?rlkey=yor7anjarnu90ydxjc3dibeuq&st=u7bc6uih&dl=0)

**Subdivision Name:** Diamond Bell Ranch - Tucson Unit 9 (Lots 58-375)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt,Gravel

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** Ask Broker

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 51495

**Listing Office Address:** 2850 E Skyline Dr  
Ste 100, Tucson, AZ 85718

**Listing Member Phone:** (520) 548-0216

**ListingOfficeName:** JVincent Company LLC

**Listing Office Url:** <http://jvincentcompany.com>

**Office ID:** 20180719184130197185000000

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## Amenities & Features



**Sewer:** None

**Electric:** Electric Company

**Gas:** Natural

**Neighborhood Feature:** Horses Allowed

**Water:** City

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## Nearby Schools

**High School:** Tucson

**Middle School:** Altar Valley

**School District:** Altar Valley

**Elementary School:** Robles

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$68.81

