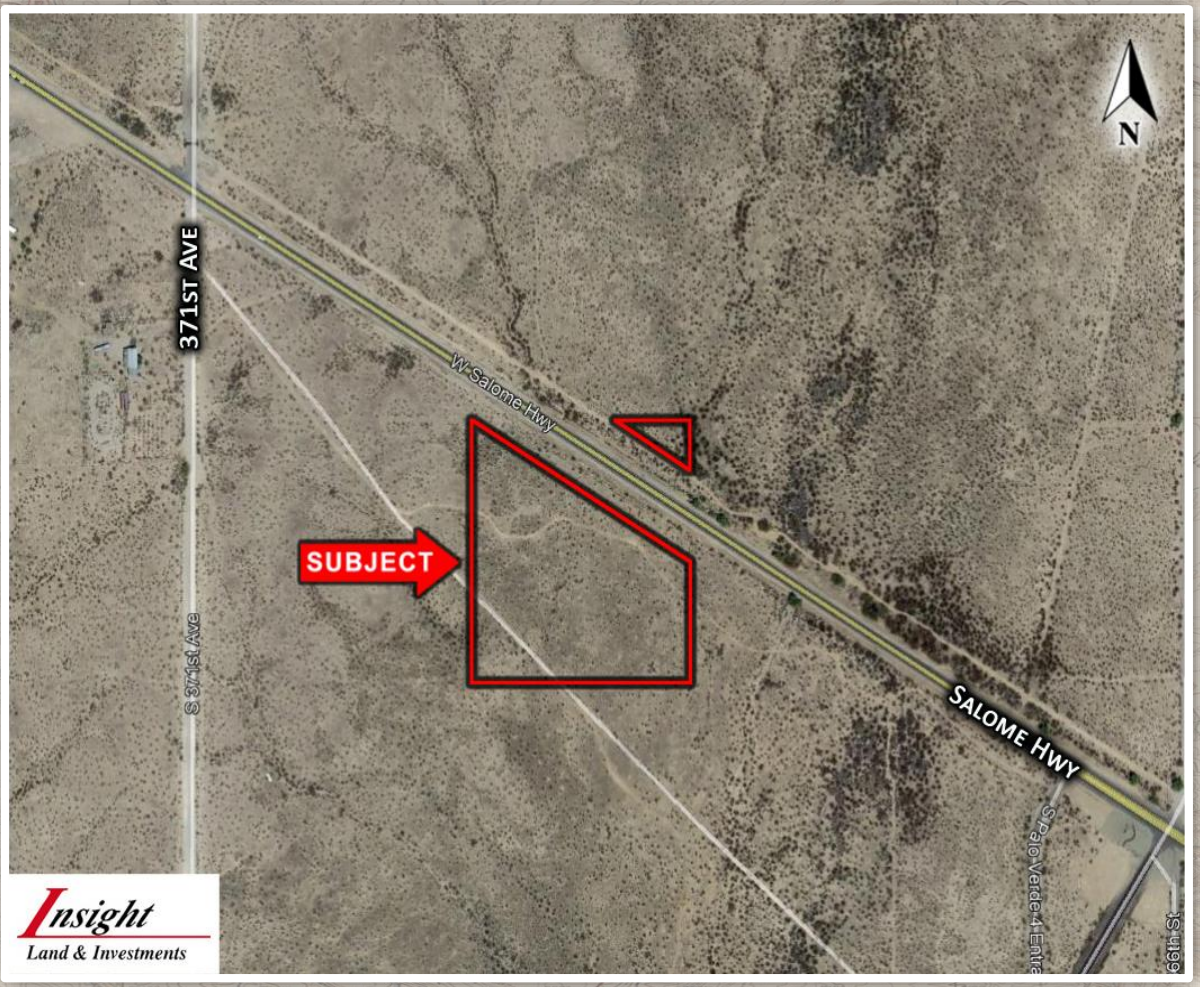
371st Ave & Salome Hwy - Land For Sale

Tonopah, Arizona



- ❖ ***Location:*** Southeast of SEC of 371st Ave & Salome Hwy, Tonopah, AZ.
- ❖ ***Size:*** +/- 8 AC
- ❖ ***Zoning:*** RU-43
- ❖ ***Terms:*** Cash. Submit on Terms.
- ❖ ***Price:*** $120,000 ($15,000 Per Acre)
- ❖ ***Utilities:*** Power to Property.
- ❖ ***Highlights:***
- ✓ Commercial potential with paved frontage on two sides of Salome Hwy.
- ✓ Walking distance from one of the busiest corners in Tonopah with a number of existing commercial users.
- ✓ Power to the property.
- ✓ Excellent investment located in direct path of future growth.

Tonopah, AZ

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

JOE WERNER
Direct: (602) 385-0567
Cell: (602) 769-0349
jwerner@insightland.com

SHARON CONTORNO
Direct: (602)-385-1535
Cell: (602) 620-6626
sharoncontorno@gmx.com

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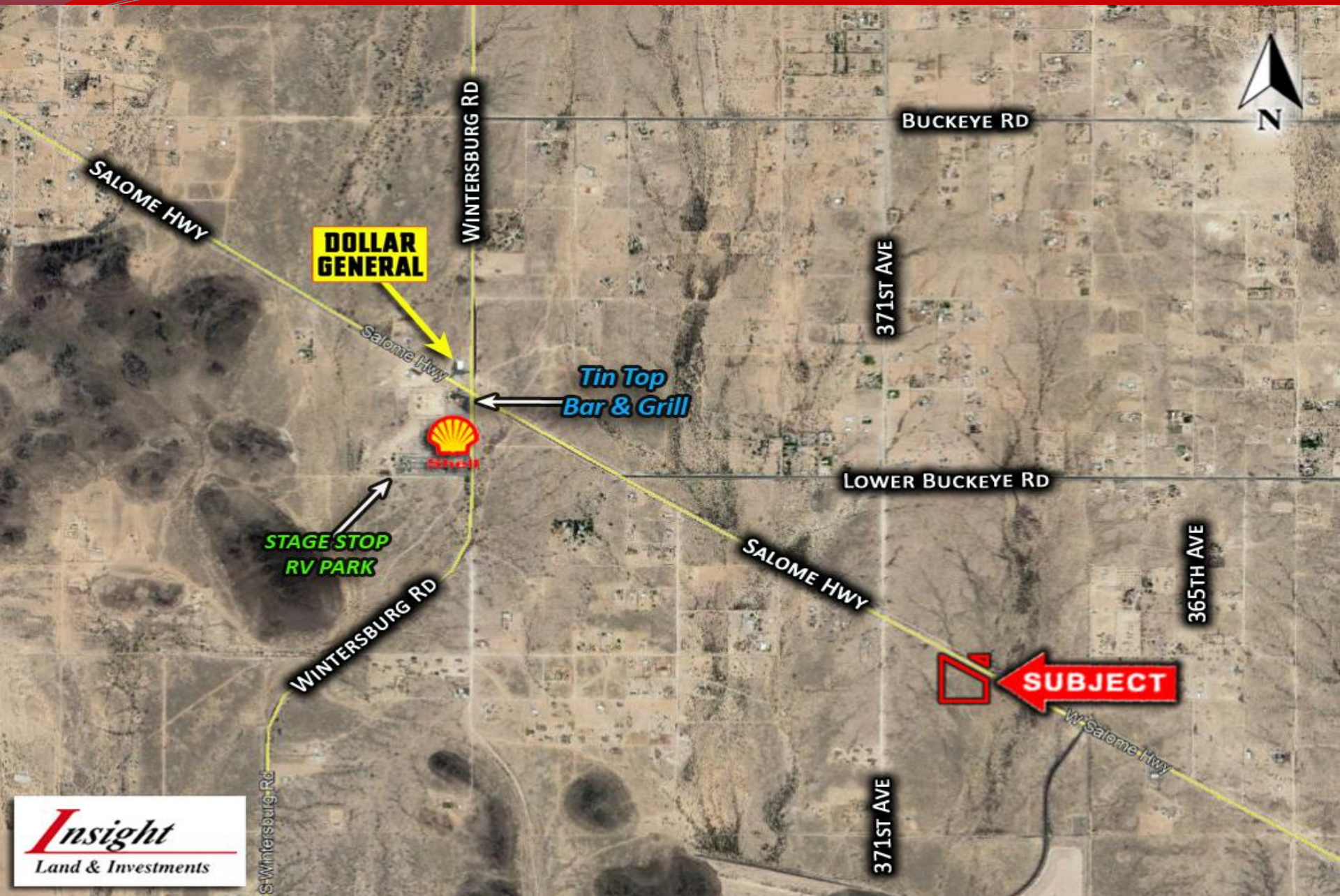

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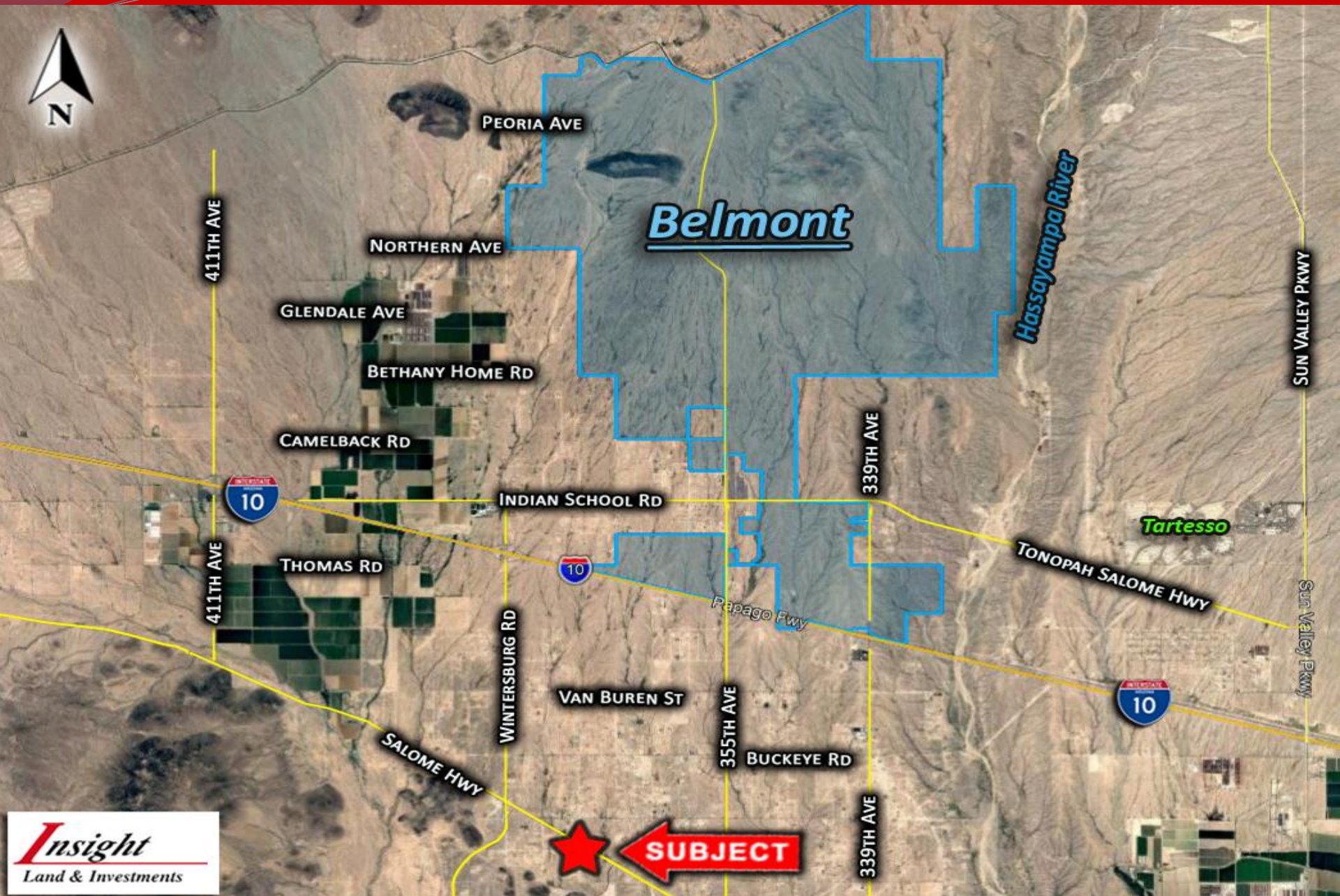
Tonopah, Arizona



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371st Ave & Salome Hwy - Land For Sale

(North Boundary Looking West)

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371st Ave & Salome Hwy - Land For Sale

(North Boundary Looking South)

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371st Ave & Salome Hwy - Land For Sale

(SWC of Property Looking East)

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371st Ave & Salome Hwy - Land For Sale

(SWC of Property Looking North)

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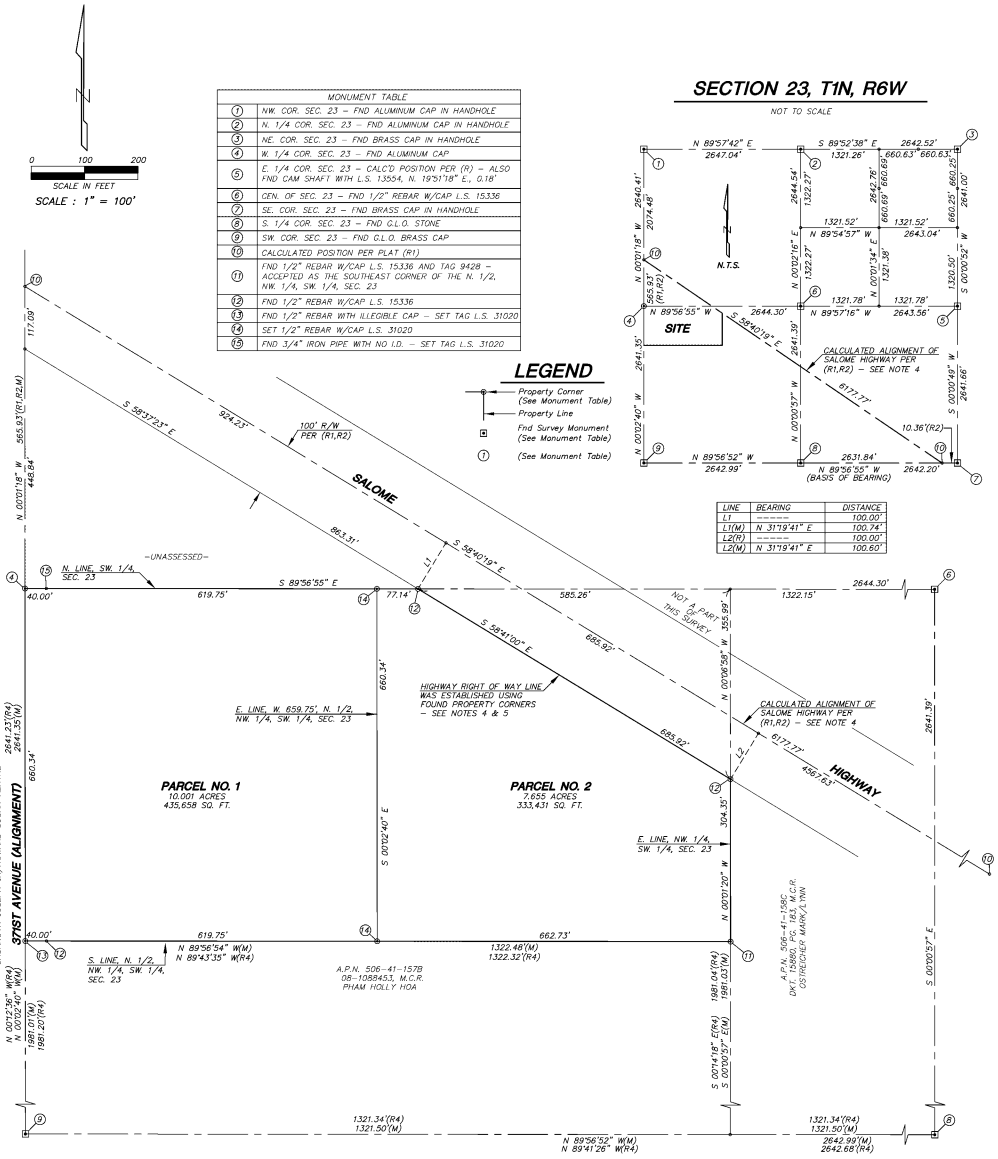
371st Ave & Salome Hwy - Land For Sale

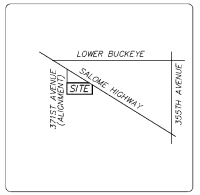
(Salome Frontage Looking East)

LAND DIVISION SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



NOT TO SCALE

SURVEY NOTES

1. This survey has been prepared without the benefit of a title report, and is subject to all easements of record. The parent parcel description is from instrument no. 2004-1048384, M.C.R.
2. BASIS OF BEARING: The South line of the Southeast quarter of Section 23, using a bearing of North 89 degrees 56 minutes 55 seconds West, per R.O.S., recorded in Book 1010, Page 46, records of Maricopa County, Arizona.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The descriptions within Docket 2705, page 345 & 346, M.C.R., have the same bearings and distances as shown on the Plat per Book 12 of Road Maps, Page 82, M.C.R. The Plat has additional section tie information/distances and those tie distances along the section lines were used to establish the centerline of the Salome Highway.
5. The front property corners along the highway right of way appear to have been set using the using a turned angle from the W. line of the NW. 1/4 of Sec. 23 as reference within Docket 2705, Page 345 & 346, M.C.R. This method of reinforcement results in different measured right of way width which is greater than the record 100 feet, as shown in the line table.

SITE INFORMATION

ADDRESS: 3614 S. 371ST AVENUE, TONOPAH AZ

OWNERSHIP:
A.P.N.: 506-41-156C
OWNER: TONOPAH PROPERTIES III LLC
DEED: 2004-1048384, M.C.R.

REFERENCE DOCUMENTS

(R) R.O.S. PER BOOK 1010, PAGE 46, M.C.R.
(R1) PLAT PER BOOK 12 OF ROAD MAPS, PAGE 82, M.C.R.
(R2) DOCKET 2705, PAGE 345 & 346, M.C.R.
(R3) R.O.S. PER BOOK 1010, PAGE 46, M.C.R.
(R4) R.O.S. PER BOOK 728, PAGE 19, M.C.R.

R.O.S. PER BOOK 1010, PAGE 46, M.C.R.
R.O.S. PER BOOK 1340, PAGE 41, M.C.R.
R.O.S. PER BOOK 1375, PAGE 39, M.C.R.

PARENT PARCEL DESCRIPTION

DEED: 2004-1048384, M.C.R.:
The North half of the Northwest quarter of the Southwest quarter of Section 23, Township 1 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING therefrom that portion know as the Hassayampa-Salome Highway as conveyed to Maricopa County in Docket 2705, Page 345 and in Docket 2705, Page 346, records of Maricopa County, Arizona.

PARCEL DESCRIPTION

Parcel 1:
The West 659.75 feet of the North half of the Northwest quarter of the Southwest quarter of Section 23, Township 1 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 2:
The North half of the Northwest quarter of the Southwest quarter of Section 23, Township 1 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 659.75 feet thereof; and

EXCEPTING therefrom that portion of the North half of the Northwest quarter of the Southwest quarter of Section 23, Township 1 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the South Right of way line of the Hassayampa-Salome Highway as conveyed to Maricopa County in Docket 2705, Page 345 and in Docket 2705, Page 346, records of Maricopa County, Arizona.

SURVEYOR'S STATEMENT

I, G. Bryan Goetzenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of February, 2019, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzenberger
R.L.S. #31020

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20190089545 02/08/2019 01:18
BOOK 1439 PAGE 10
ELECTRONIC RECORDING

190139R-1-1-1-M-
Sotor

LAND DIVISION SURVEY
3614 S. 371ST AVENUE, TONOPAH AZ

ALLIANCE LAND SURVEYING, LLC
7900 N. 70th AVENUE, SUITE 104 Phone: (623) 972-2200
GLENDALE, AZ 85303 contactus@azsla.com
www.allianceslandsurveying.com

SHEET: 1 OF 1 | DATE: 2-6-19 | JOB NO.: 190139