

- **Size:** 7.35 Acres
- **Zoning:** RU-43 (Residential, minimum 1 acre lots)
- **Price:** \$58,900 (+/- \$8,014 per acre)
- **Comments:**
 - ✓ Extremely cheap price per acre located in a secluded area of Wittmann, AZ.
 - ✓ Huge lot perfect for custom home site.
 - ✓ Seller financing available with 30% down, 9% interest, carry for 1-5 years. Buyer may amortize over a longer period if desired.

Great Investment Opportunity | Exclusively Available

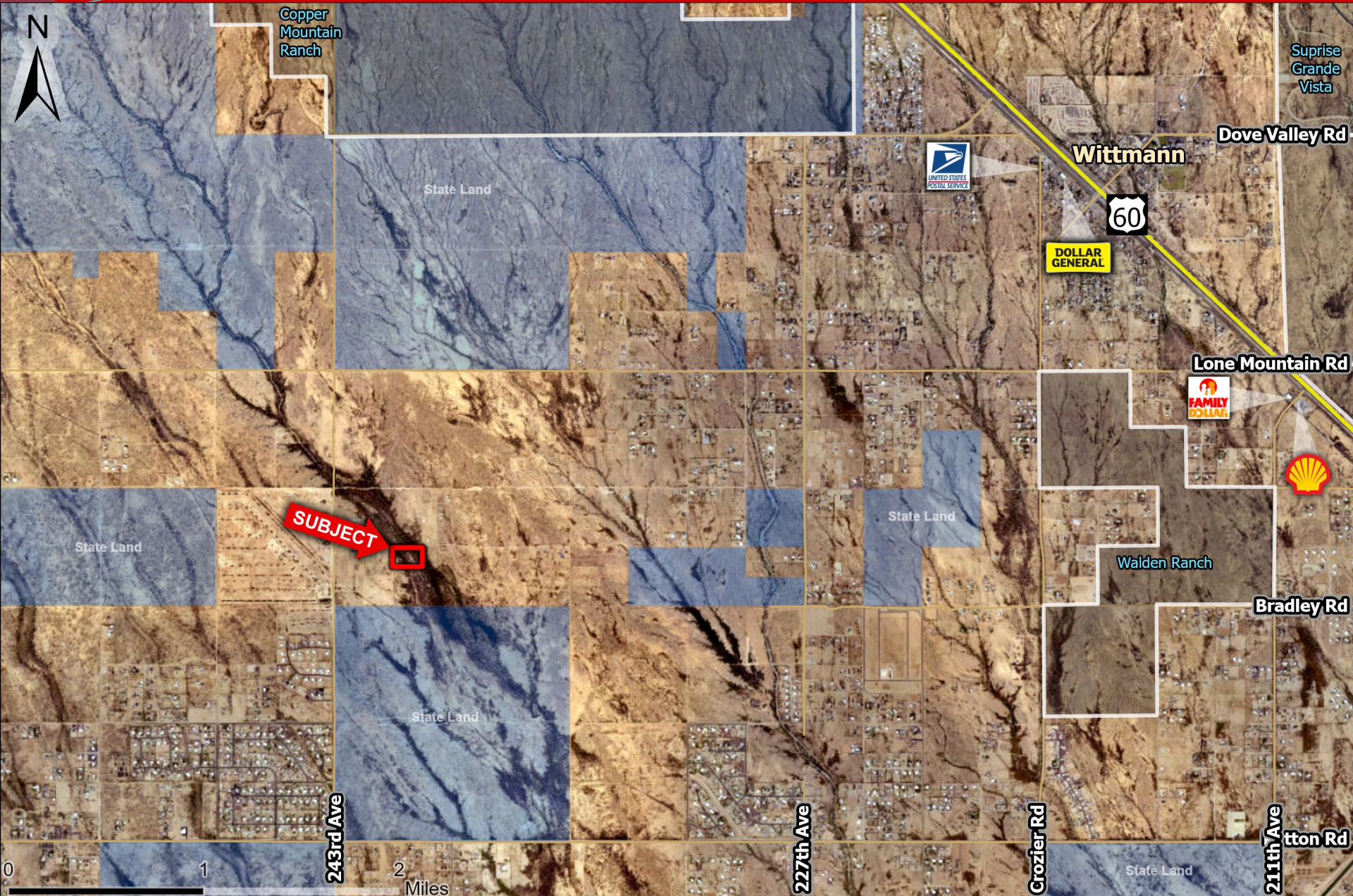
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

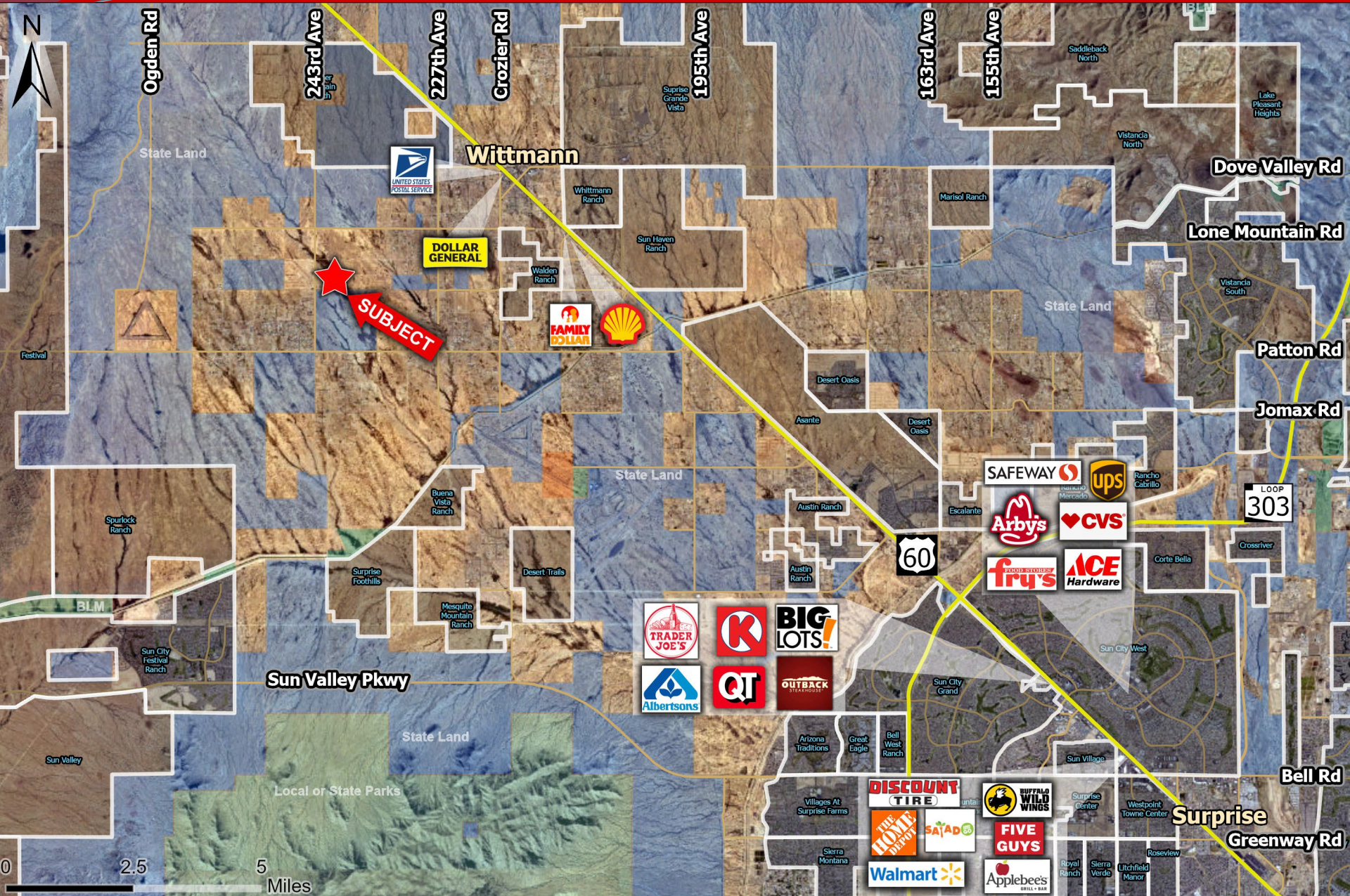
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

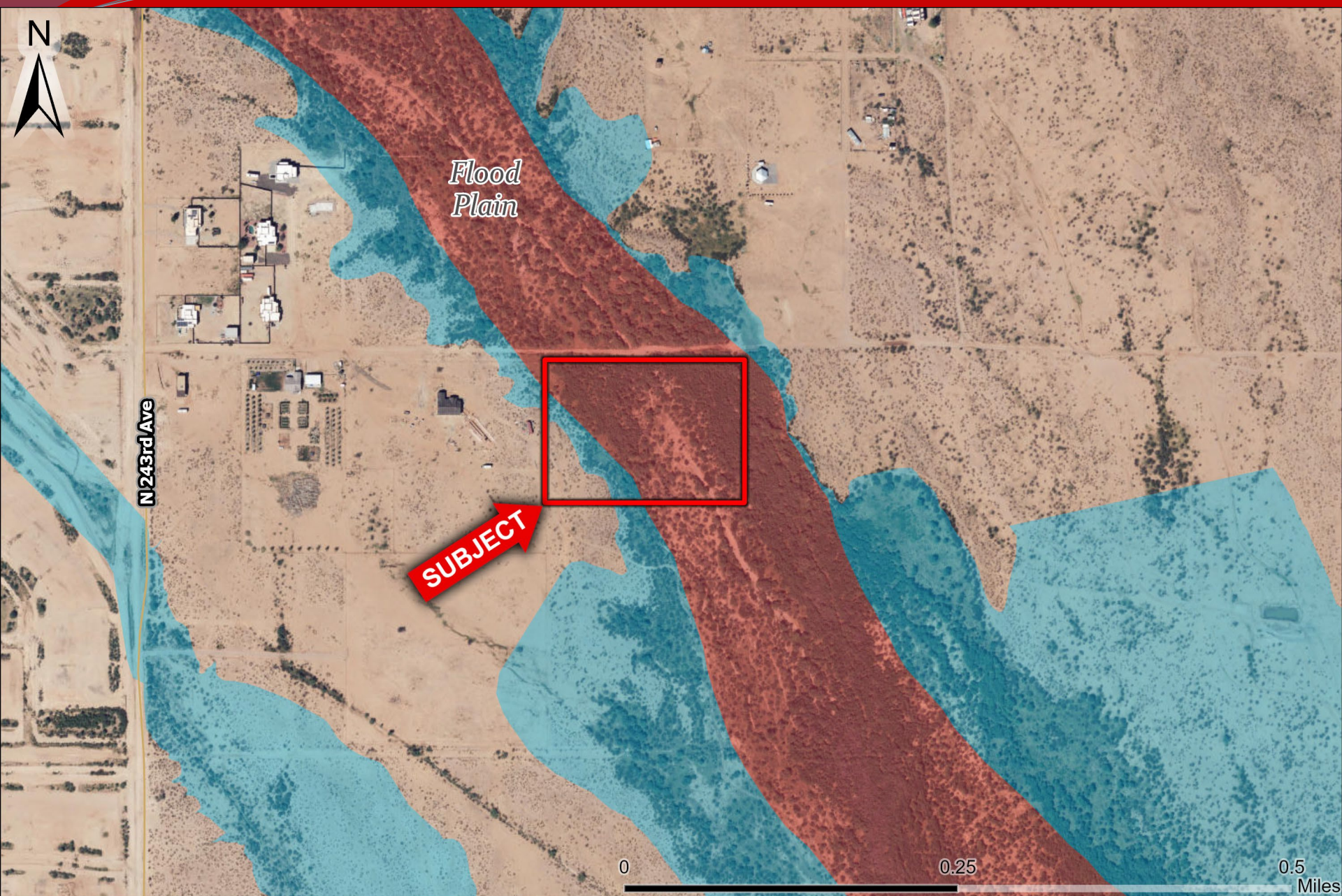
JOE WERNER

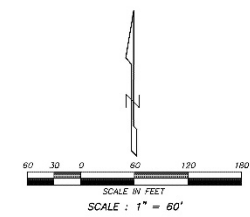
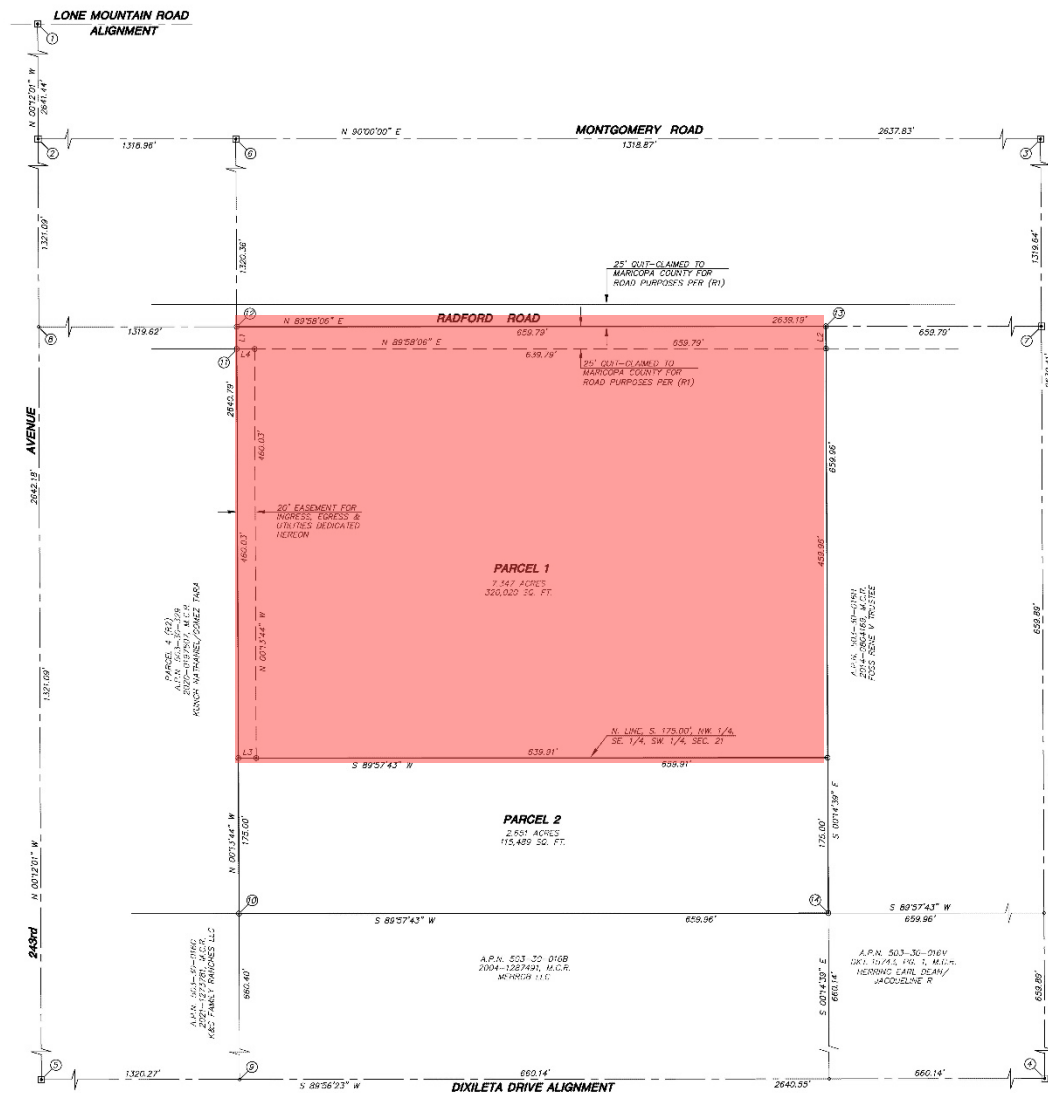
Direct: 602-385-0567

jwerner@insightland.com









- LEGEND**
- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
 - Property Line
 - Find Survey Monument (See Monument Table)
 - (R) See Reference Documents

MONUMENT TABLE	
1	NW COR. SEC. 21 - FND C.L.O. BRASS CAP
2	W. 1/4 COR. SEC. 21 - FND MARICOPA COUNTY BRASS CAP
3	CEN. OF SEC. 21 - FND 1/2" REBAR W/TAG P.L. 2522
4	S. 1/4 COR. SEC. 21 - FND BENT G.L.O. BRASS CAP AS SHOWN ON (R1)
5	SW COR. SEC. 21 - CALC'D POSITION PER (R2) AS SHOWN ON (R2)
6	FND 1/2" REBAR W/CAP L.S. 31020 PER (R4) - ACCEPTED AS THE NW COR., NE 1/4, SW 1/4 SEC. 21
7	FND 1/2" REBAR W/CAP L.S. 34554 - ACCEPTED AS THE NE COR., SE 1/4, SW 1/4 SEC. 21
8	NW COR., SE 1/4, SW 1/4 SEC. 21 - CALC'D POSITION
9	SW COR., SE 1/4, SW 1/4 SEC. 21 - CALC'D POSITION
10	FND 1/2" REBAR W/CAP L.S. 34554 - ACCEPTED AS THE SW COR., NW 1/4, SE 1/4, SW 1/4 SEC. 21 - SET TAG L.S. 31020
11	FND 1/2" REBAR W/CAP L.S. 21081 PER (R2)
12	NW COR., NW 1/4, SE 1/4, SW 1/4 SEC. 21 - CALC'D POSITION - SET 1/2" REBAR W/CAP L.S. 31020
13	NW COR., NW 1/4, SE 1/4, SW 1/4 SEC. 21 - CALC'D POSITION - SET 1/2" REBAR W/CAP L.S. 31020
14	SE COR., NW 1/4, SE 1/4, SW 1/4 SEC. 21 - CALC'D POSITION - SET 1/2" REBAR W/CAP L.S. 31020

LINE	BEARING	DISTANCE
L1	N 00°13'44" W	25.00'
L2	S 00°14'39" E	25.00'
L3	S 89°57'43" W	20.00'
L4	N 89°58'08" E	20.00'



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240424256 08/09/2024 01:45
BOOK 1815 PAGE 48
ELECTRONIC RECORDING

240715-2-1-1-M-garcia

LAND DIVISION SURVEY

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SHEET: 2 OF 2 DATE: 8-6-24 JOB NO: 240715