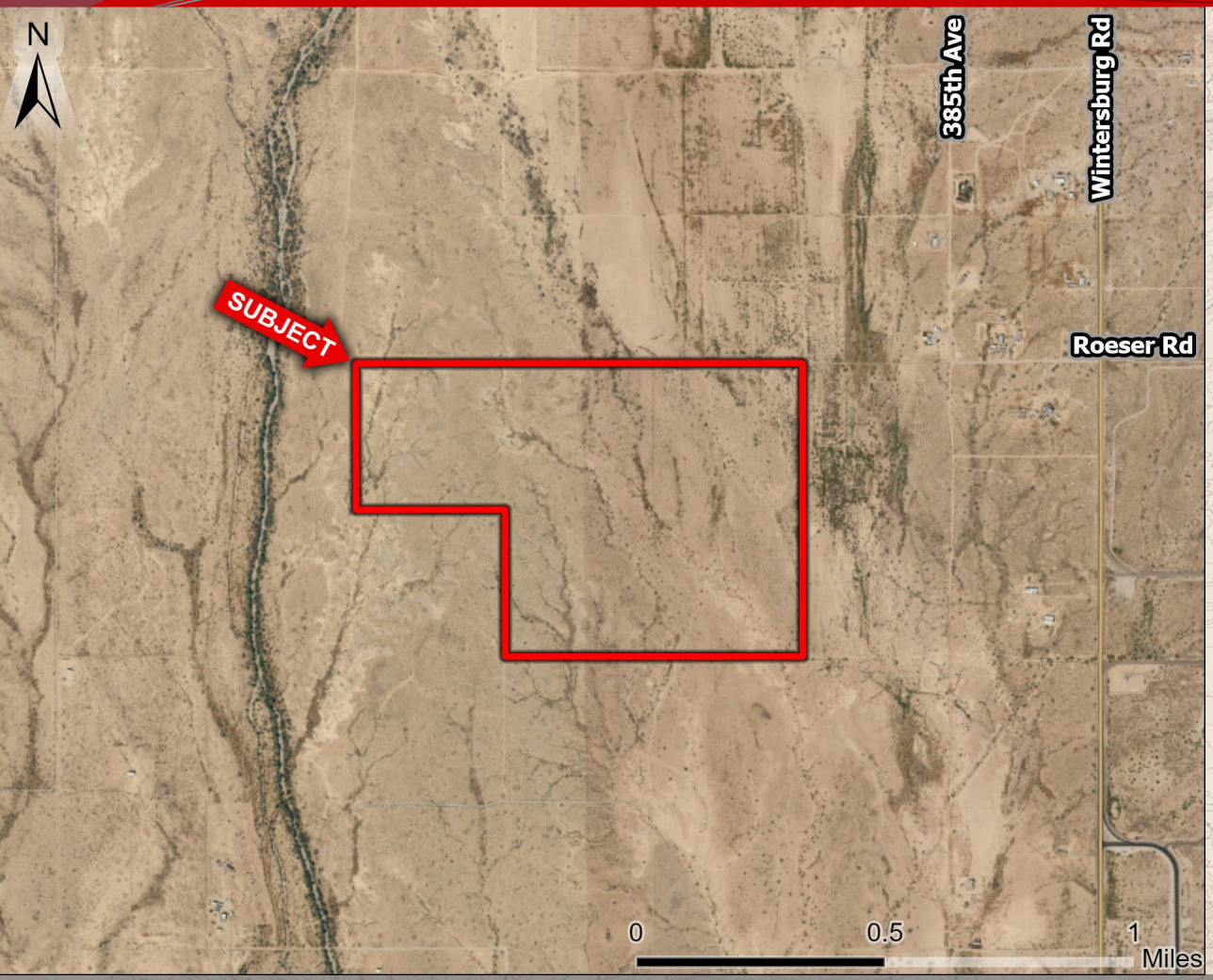
Insight Land & Investments

200 Acres

Tonopah, AZ



- ***Size:*** 200 Acres (Available all or part)
- ***Zoning:*** RU-43
- ***Price:*** $2,000,000 ~ $10,000/acre
- ***Comments:***

✓ *Excellent site for speculative investment or 1031 exchange.*

✓ *Potential for solar farm or battery storage development.*

✓ *Cheap price per acre with huge upside potential.*

✓ *Seller financing available with 20% down, 9% interest, 5 year term. Buyer may amortize over longer period of 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

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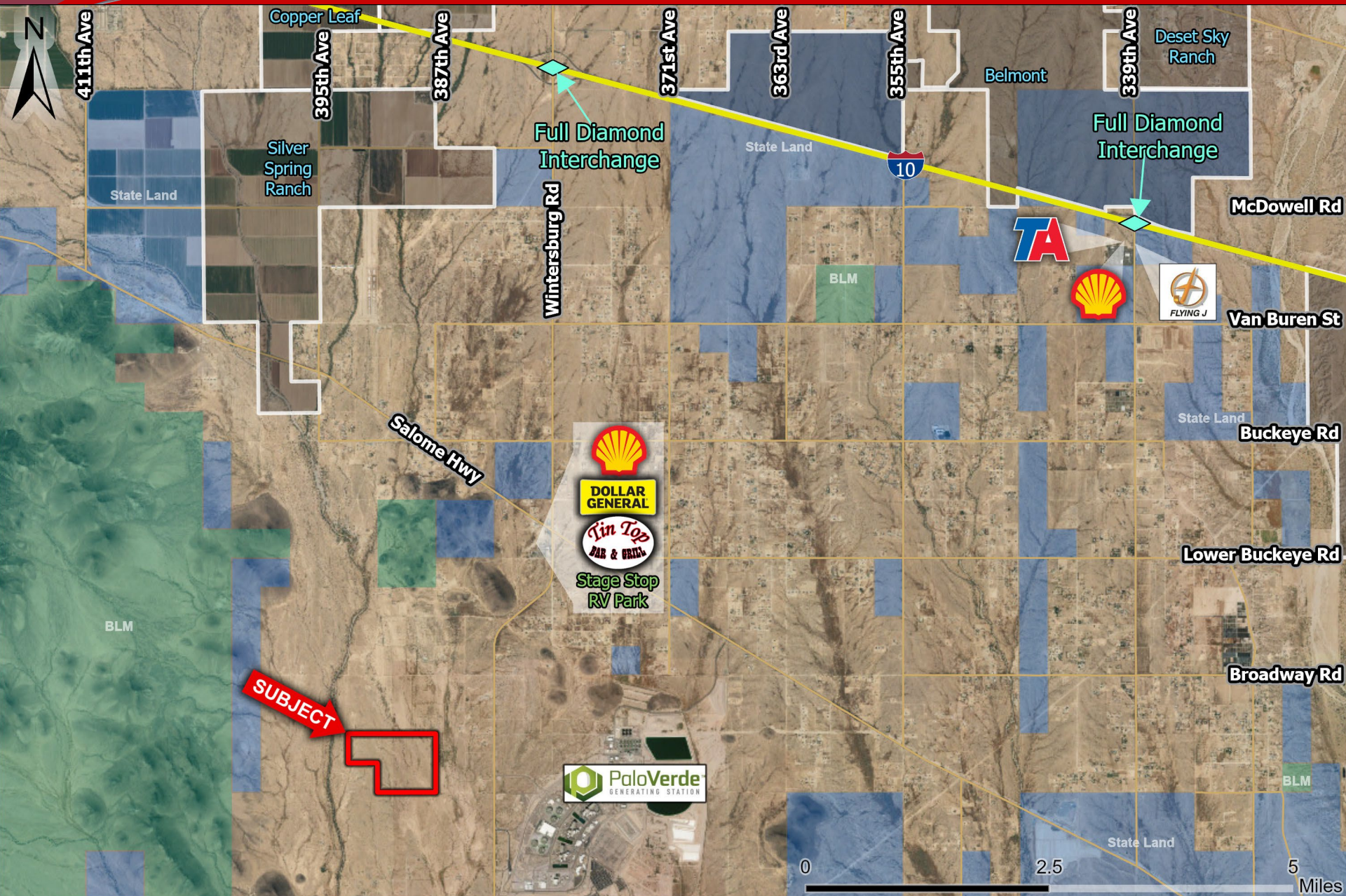
Tonopah, AZ



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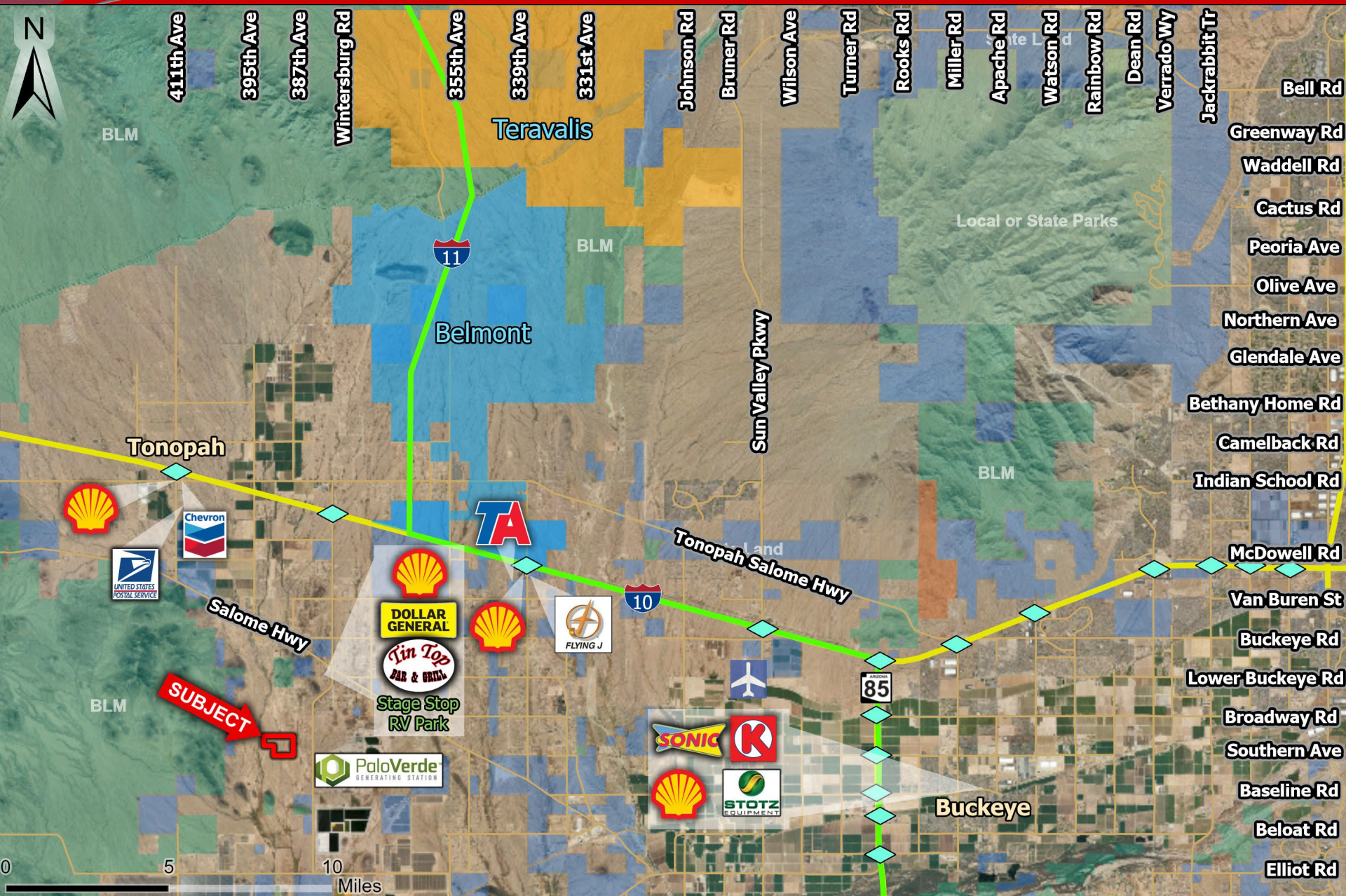

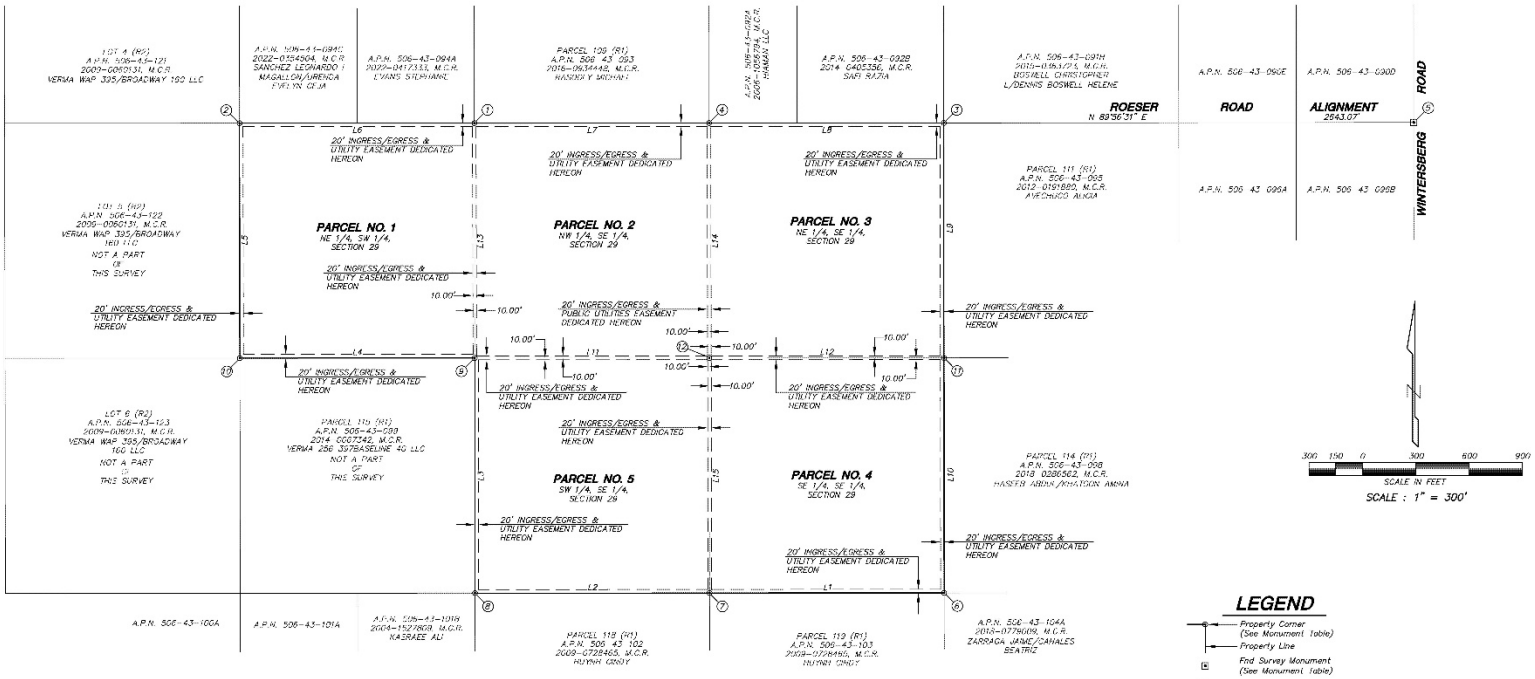

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- (1) (See Monument Table)
- (R) See Reference Documents
- (M) Measured

MONUMENT TABLE		
1	FND. 1/2" REBAR W/CAP L.S. 26404 PER (R) ACCEPTED AS THE SE. COR. PARCEL 110, (R) & (R)n. OF SEC. 29	
2	FND. 1/2" REBAR W/CAP L.S. 26404 PER (R) – ACCEPTED AS THE SW. COR. PARCEL 110, (R)	
3	E. 1/4 COR. SEC. 29 – FND G.L.O. BRASS CAP	
4	FND. 1/2" REBAR W/CAP L.S. 26404 PER (R) – ACCEPTED AS THE SW. COR. PARCEL 108, (R)	
5	CEN. OF SEC. 28 – FND BRASS CAP IN HANDHOLE	
6	SE. COR. SEC. 29 – FND G.L.O. BRASS CAP	
7	FND. 1/2" REBAR W/CAP L.S. 26404 PER (R) ACCEPTED AS THE NE. COR. PARCEL 114, (R)	
8	S. 1/4 COR. SEC. 29 – FND G.L.O. BRASS CAP	
9	FND 1/2" REBAR WITH NO I.D. – SET CAP L.S. 31020	
10	FND. 1/2" REBAR W/CAP L.S. 26404 PER (R) – ACCEPTED AS THE NW. COR. PARCEL 115, (R)	
11	FND. 1/2" REBAR W/CAP L.S. 26404 PER (R) ACCEPTED AS THE NW. COR. PARCEL 114, (R)	
12	SET 1/2" REBAR W/CAP L.S. 31020	

LINE	BEARING	DISTANCE
L1 (R1)	S 89°57'57" W	1319.40'
L1 (M)	S 89°58'18" W	1319.38'
L2 (R1)	S 89°57'57" W	1319.40'
L2 (M)	S 89°58'18" W	1319.43'
L3 (R1)	N 00°05'27" W	1320.97'
L3 (M)	N 00°05'00" W	1321.15'
L4 (R1)	S 89°58'13" E	1321.03'
L4 (M)	S 89°58'43" W	1321.12'
L5 (R2)	N 00°05'12" W	1320.97'
L5 (M)	N 00°04'01" W	1320.61'
L6 (R1)	N 89°58'12" E	1320.94'
L6 (R3,M)	N 89°58'12" E	1320.78'
L7 (R1)	N 89°58'12" E	1320.40'
L7 (M)	N 89°58'45" E	1320.40'
L8 (R1)	N 89°58'12" E	1320.41'
L8 (M)	N 89°58'45" E	1320.33'
L9 (R1)	S 00°09'50" E	1320.87'
L9 (M)	S 00°02'30" E	1320.76'
L10 (R1)	S 00°02'50" E	1320.87'
L10 (M)	S 00°02'30" E	1320.85'
L11	N 89°58'42" E	1319.91'
L12	N 89°58'42" E	1319.86'
L13	N 00°05'00" W	1320.80'
L14	N 00°03'44" W	1320.78'
L15	S 00°03'44" E	1321.06'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
2022065256 08/24/2022 01:20
BOOK 1691 PAGE 14
ELECTRONIC RECORDING

220532R-2-1-1-M-
morenoa

RECORD OF SURVEY
387TH AVENUE & ROESER ROAD, TONOPAH, ARIZONA

ALLIANCE LAND SURVEYING, LLC
7900 N. 7th AVENUE, SUITE 104
GLENDALE AZ 85305
Phone: (623) 972-2200
contact@alliancelandsurveying.com
www.alliancelandsurveying.com

SHEET: 2 OF 2	DATE: 7-7-22	JOB NO: 220532