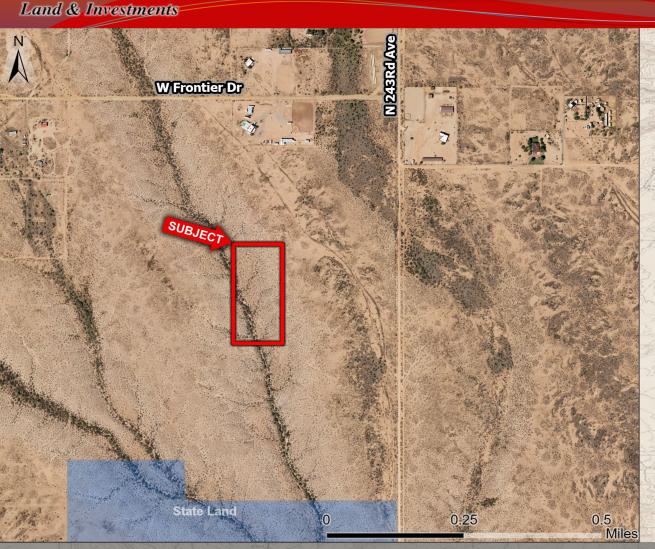


Wittmann, AZ



- > Size: 6.54 Acres.
- **Zoning:** RU- 190
- <u>Utilities:</u> Power at 243rd & Frontier
- Price: \$154,900~ \$23,685 per acre
- > Comments:
- ✓ Cheap price per acre with huge upside potential.
- ✓ Extremely flat, buildable lot.
- ✓ Power very close by.
- ✓ Recently surveyed.
- ✓ Perfect custom home site or speculative investment.

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

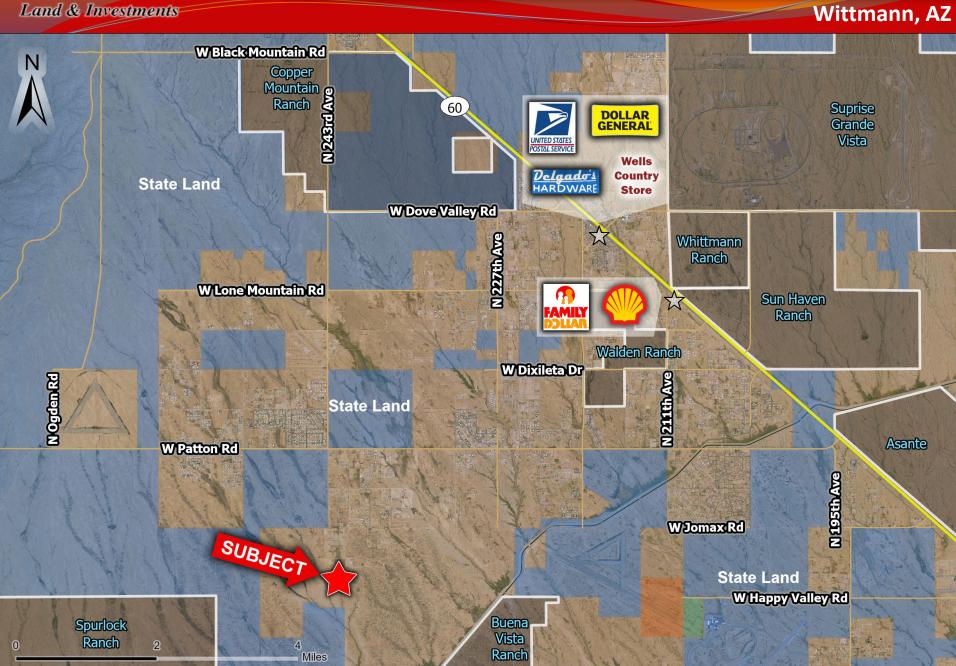
Direct: 602-385-0567 jwerner@insightland.com



Land & Investments Wittmann, AZ









Wittmann, AZ



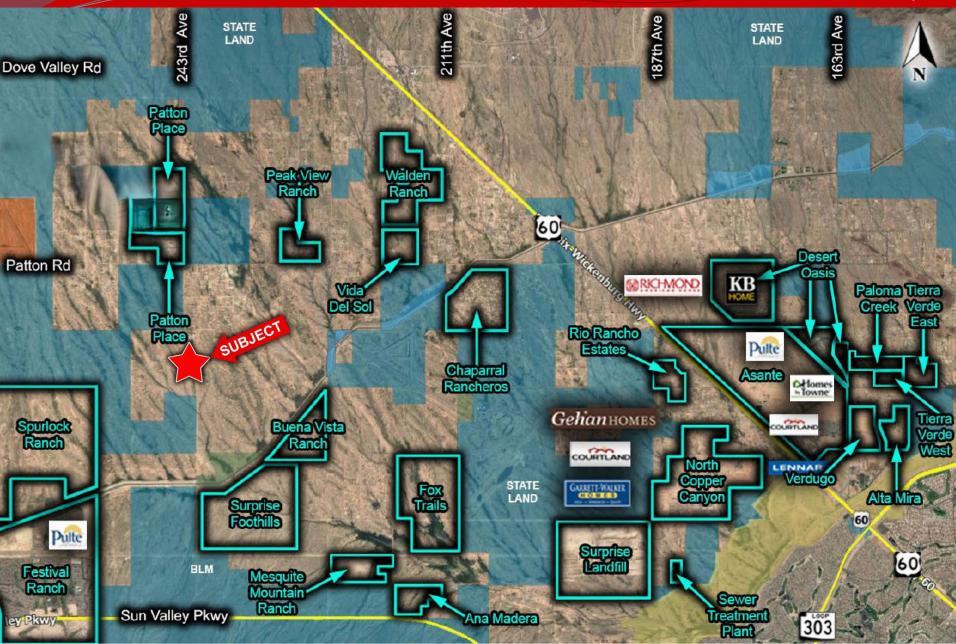


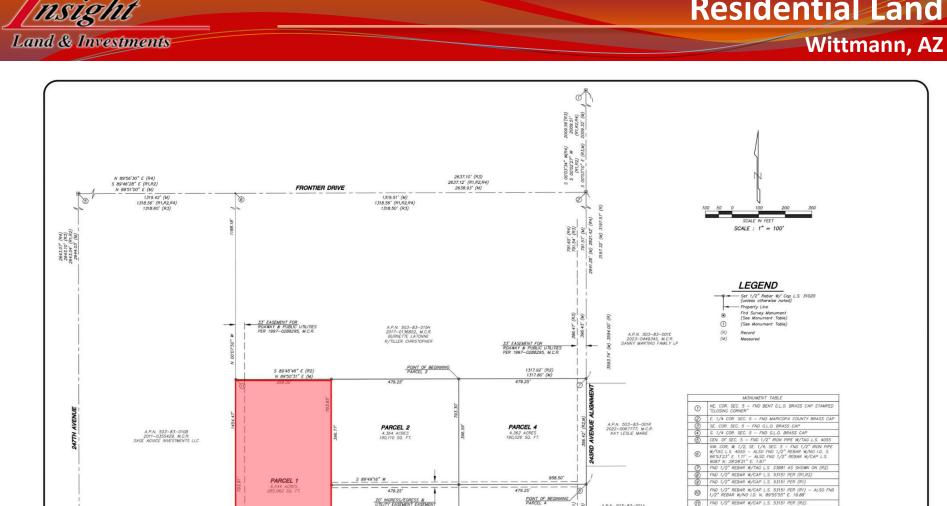
Wittmann, AZ





Land & Investments Wittmann, AZ





PARCEL 5

POINT OF BEGINNII

A.P.N. 503-83-0150 1983-0485143, M.C.R AIRTH PROPERTIES LI

2634.30' (R3,M) 2634.27' (R1,R2) 2634.38' (R4)

PARCEL 3

479.25

1317.19' (R4) 1317.13' (R1,R2)

1317.15' (R3,M)

A.P.N. 503-83-0150 2005-0201754, M.C.R. TUMBLEWEED ACRES LLC

POINT OF BEGINNING PARCEL 1

HAPPY VALLEY ROAD ALIGNMENT

1317.19' (R4) 1317.13' (R1,R2)

1317.15' (R3,M)

S 89'47'23" W (M) N 89'48'45" W (R1,R2) S 89'33'51" W (R3) S 89'54'17" W (R4)



LAND DIVISION SURVEY

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER JUSTIN HEAP 20250122712 03/06/2025 02:41 BOOK 1847 PAGE 28 ELECTRONIC RECORDING

LAND SURVEYING, LLC

250159-2-1-1-M-

SHEET: 2 OF 2 DATE: 3-3-25

JOB NO: 250159