



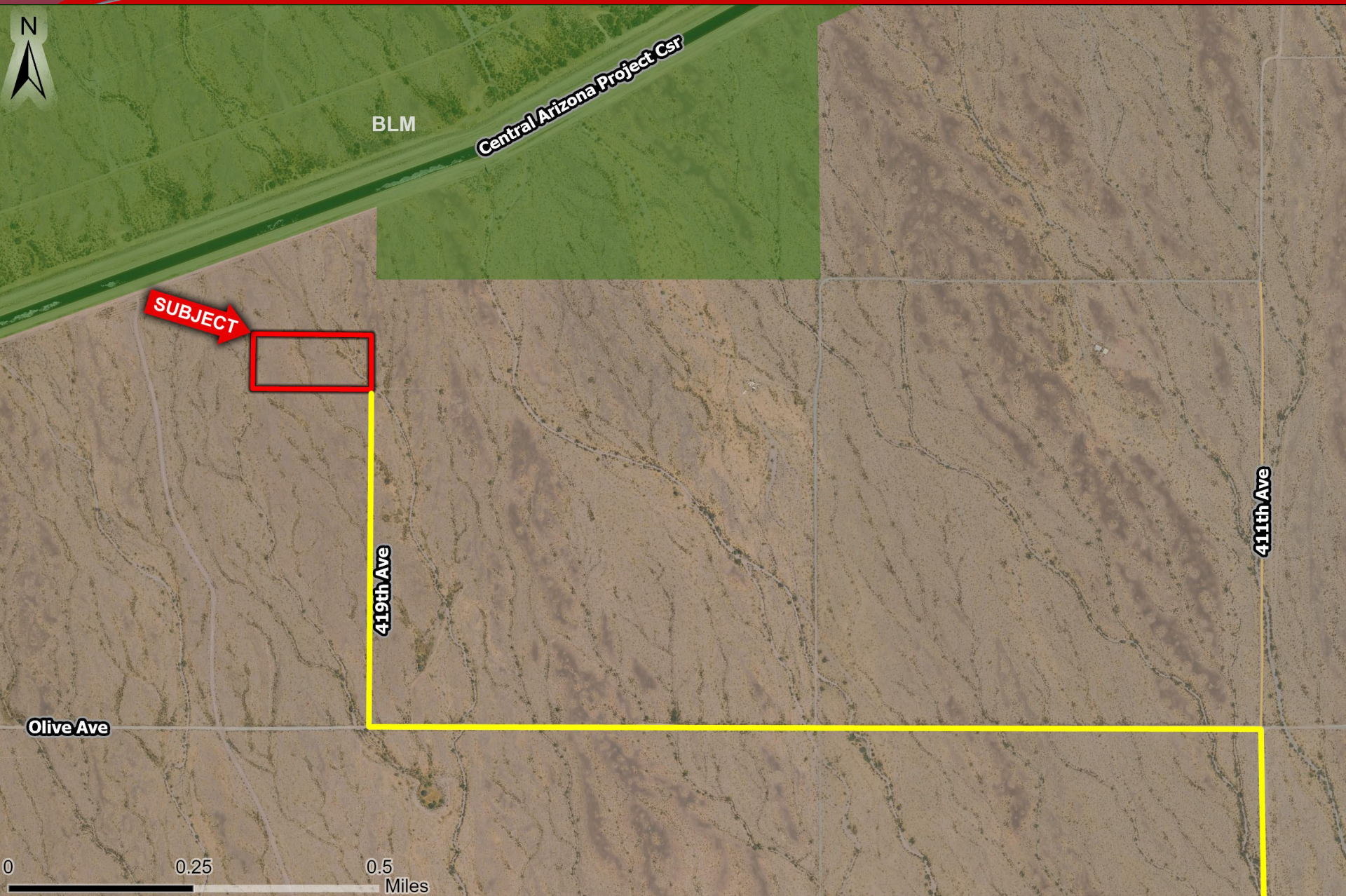
- **Size:** 5 Acres
- **Zoning:** RU-190 (Minimum 4.36 acre lots)
- **Price:** \$42,499 (\$8,500 per acre)
- **Comments:**
  - ✓ Excellent location within Tonopah highlighting beautiful scenery and mountain views in multiple directions.
  - ✓ ZERO floodplain or floodway impact.
  - ✓ Extremely cheap price per acre.
  - ✓ Seller willing to finance with 20% down, 9% interest, 1-5 year balloon. Buyer may amortize over a longer period if desired.

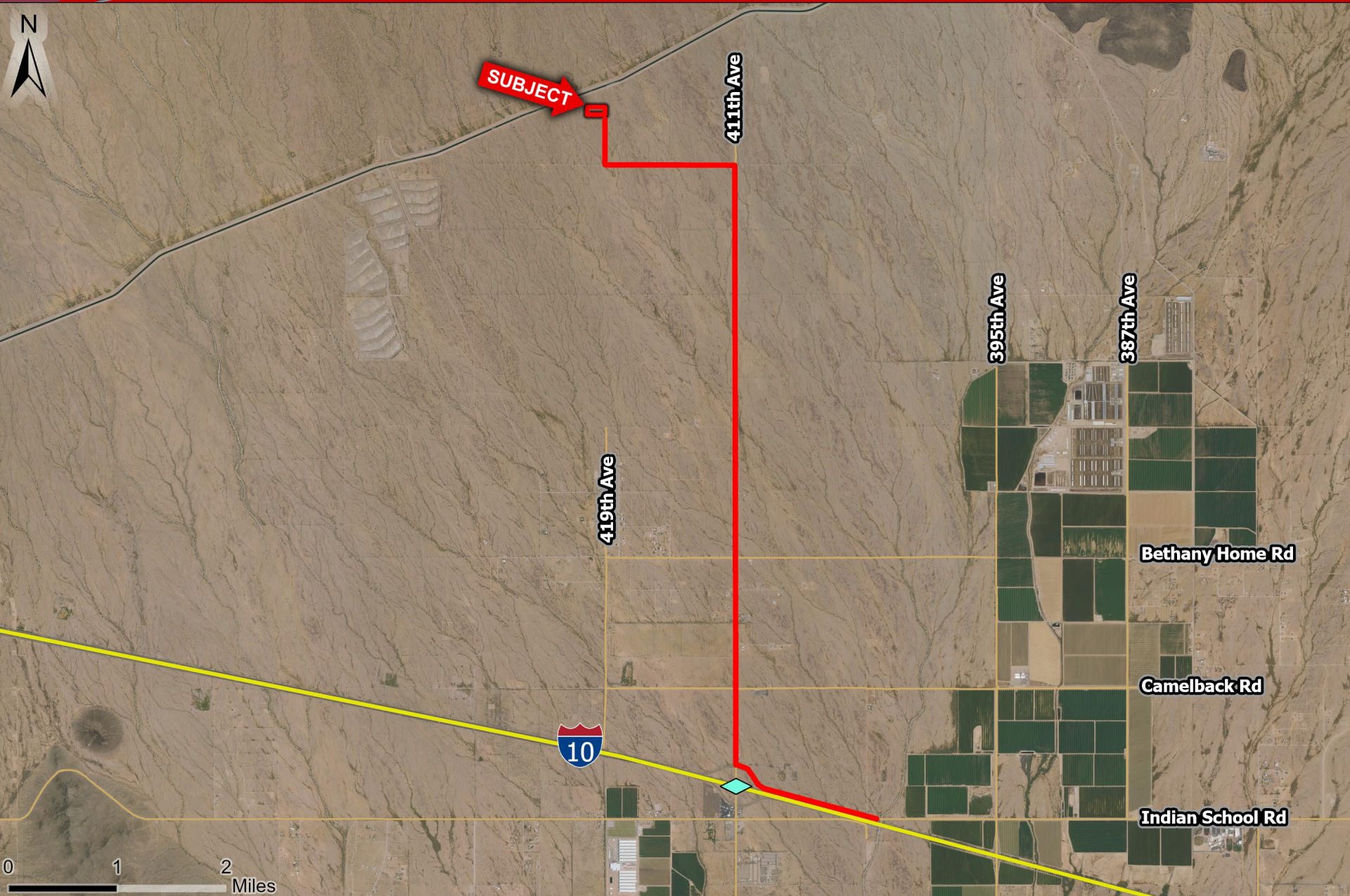
**Great Investment Opportunity | Exclusively Available**

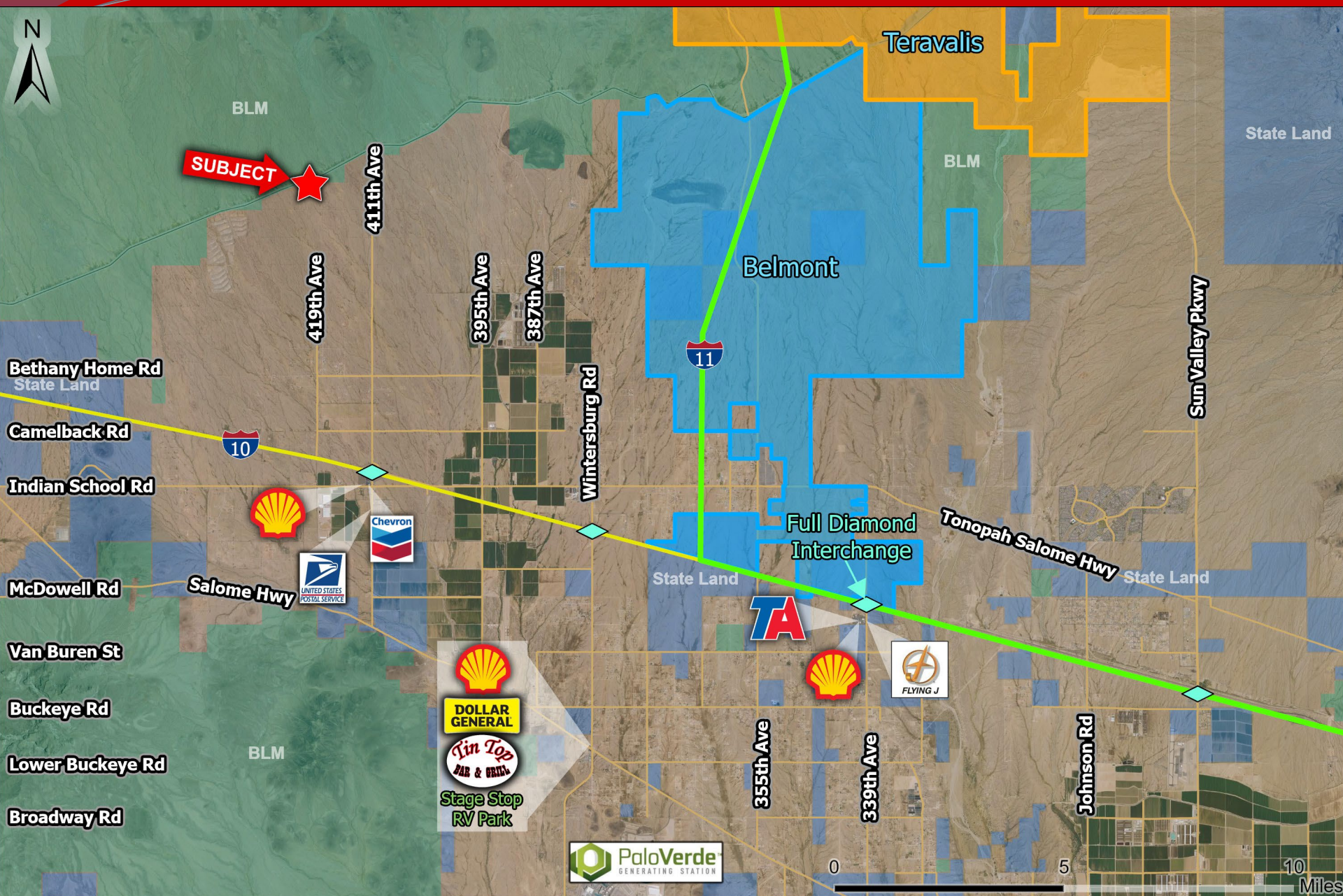
Insight Land & Investments  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

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**  
(Owner/ Agent)  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)





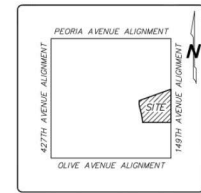
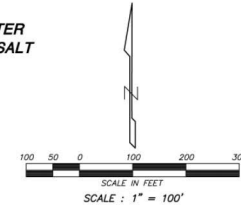


### LAND DIVISION SURVEY

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER  
OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1 (R)	800.00'	99.75'	7.08° 40'				
C1 (M)	800.00'	99.75'	7.08° 40'	N 10°06'53" W	99.69'	S 83°25'23" W	N 78°16'43" E
C2 (R)	500.00'	170.02'	19°28'59"				
C2 (M)	500.00'	170.02'	19°28'59"	N 03°56'25" W	169.22'	N 76°19'02" E	N 84°17'51" W

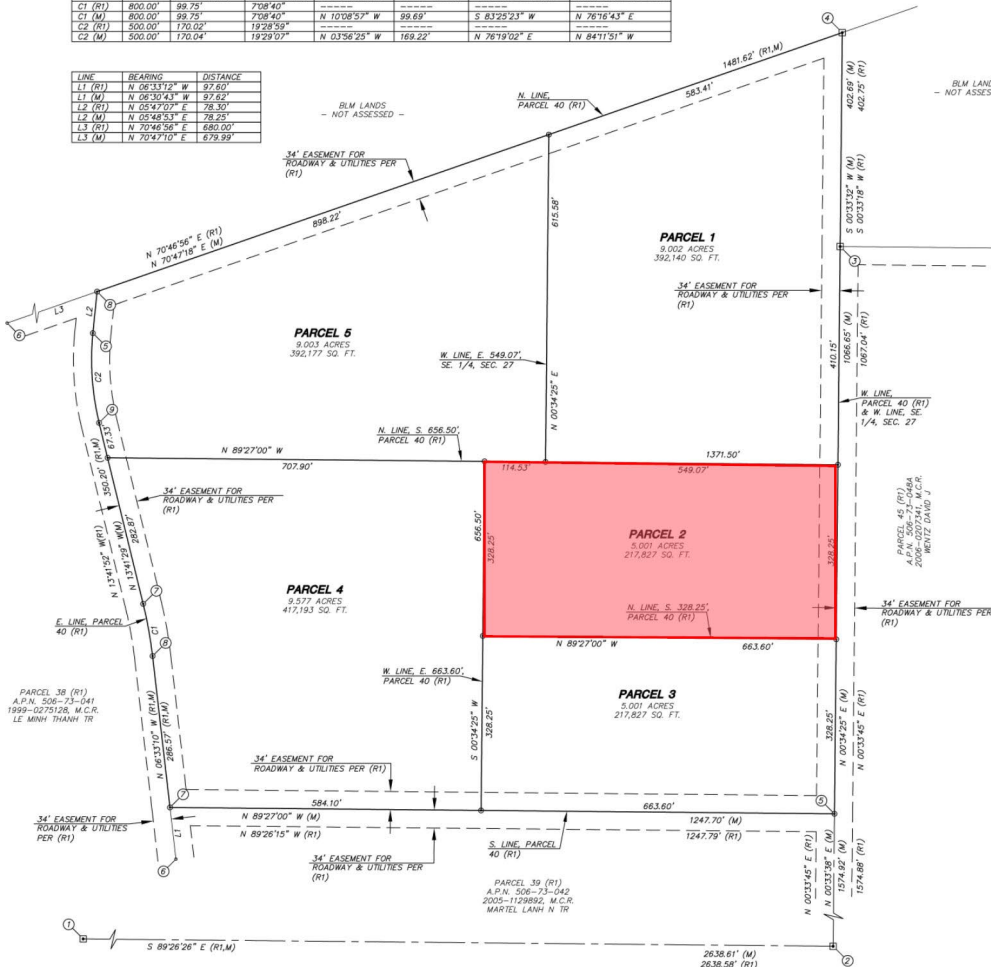
LINE	BEARING	DISTANCE
L1 (R)	N 06°33'12" W	97.60'
L1 (M)	N 06°30'43" W	97.62'
L2 (R)	N 05°47'09" E	78.30'
L2 (M)	N 05°48'51" E	78.29'
L3 (R)	N 70°46'56" E	680.00'
L3 (M)	N 70°47'10" E	679.99'



VICINITY MAP  
NOT TO SCALE

### LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- Find Survey Monument (See Monument Table)
- (See Monument Table)
- Record
- Measured



MONUMENT TABLE	
①	S. 1/4 COR. SEC. 27 - FND BENT G.L.O. BRASS CAP - LOCATED CENTER OF CAP
②	SE. COR. SEC. 27 - FND G.L.O. BRASS CAP
③	E. 1/4 COR. SEC. 27 - FND G.L.O. BRASS CAP
④	FND B.L.M. BRASS CAP - C.A.P. R/W
⑤	FND 1/2" REBAR W/CAP L.S. 31754 PER (R1)
⑥	FND 1/2" REBAR W/OBLITERATED CAP
⑦	FND 1/2" REBAR W/OBLITERATED CAP - SET CAP L.S. 31020
⑧	FND 1/2" REBAR W/OBLITERATED CAP - SET TAG L.S. 31020
⑨	FND 1/2" REBAR W/OBLITERATED CAP - SET TAG L.S. 31020

### SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by American Title Service Agency, Commitment Number 302153-58, dated July 24, 2025.
- BASIS OF BEARING: The South line of the Southeast quarter of Section 27, using a bearing of North 89 degrees 26 minutes 26 seconds West, per the RECORD OF SURVEY, recorded in Book 349, Page 1, M.C.R.
- 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.

### REFERENCE DOCUMENTS

- (R) DEED 2025-0498880, M.C.R.
- (R1) R.O.S. PER BOOK 349, PAGE 1, M.C.R.

### SITE INFORMATION

OWNERSHIP:  
A.P.N.: 506-73-043  
OWNER: THE ENTRUST GROUP INC, FBO JOSEPH C. WERNER  
DEED: 2025-0498880, M.C.R.

### PARENT PARCEL DESCRIPTION

Parcel 40, WEST VALLEY RANCHES, as shown on record of Survey and Map of Dedication of easements recorded in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 349 of Maps, Page 1, portions of Section 27 of Township 3 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

### PARCEL DESCRIPTION

PARCEL 1:

That portion of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1, lying East of a line 549.07 feet West of, and parallel with, the East line of the Southeast quarter of Section 27, Township 3 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 656.50 feet thereof.

PARCEL 2:

The North 328.25 feet of the South 656.50 feet of the East 663.60 feet of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1.

PARCEL 3:

The South 328.25 feet of the East 663.60 feet of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1.

PARCEL 4:

The South 656.50 feet of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1.

EXCEPT the East 663.60 feet thereof.

PARCEL 5:

Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1;

EXCEPT the South 656.50 feet thereof; AND

EXCEPT that portion East of a line 549.07 feet West of, and parallel with, the East line of the Southeast quarter of Section 27, Township 3 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

### SURVEYOR'S STATEMENT

I, G. Bryan Goetsenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown herein was completed under my direct supervision during the month of September, 2025, and is correct to the best of my knowledge and the monuments shown actually exist.

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



### LAND DIVISION SURVEY



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
JUSTIN REAP  
20250508035 09/03/2025 01:12  
BOOK 1876 PAGE 5  
ELECTRONIC RECORDING

250802-1-1-1-M-  
HoyP