

- **Location:** 555<sup>th</sup> Ave & Indian School Rd
- **Size:** 160.19 Acres
- **Taxes:** \$499.70 (2025)
- **Zoning:** RU-190
- **Price:** \$160,000 (+/- \$1,000/acre)
- **Comments:**
  - ✓ Unique speculative opportunity rarely available at this price point.
  - ✓ Strong hold asset with minimal carrying costs.
  - ✓ Potential for sand & gravel excavation.
  - ✓ Ability to control large acreage position located along two section line roads.
  - ✓ Section-line frontage enhances access and long-term value.

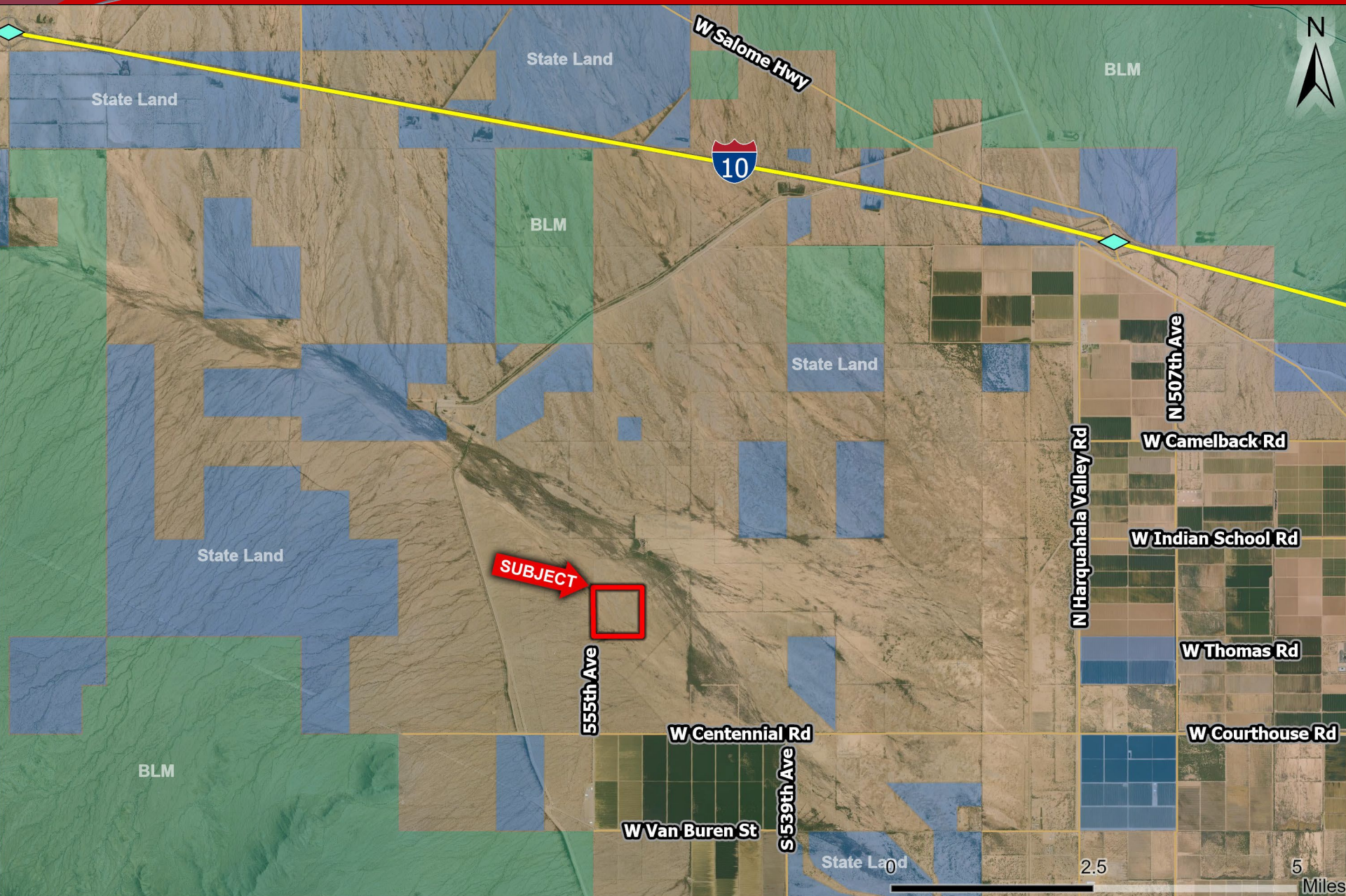
**Great Investment Opportunity | Exclusively Available**

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

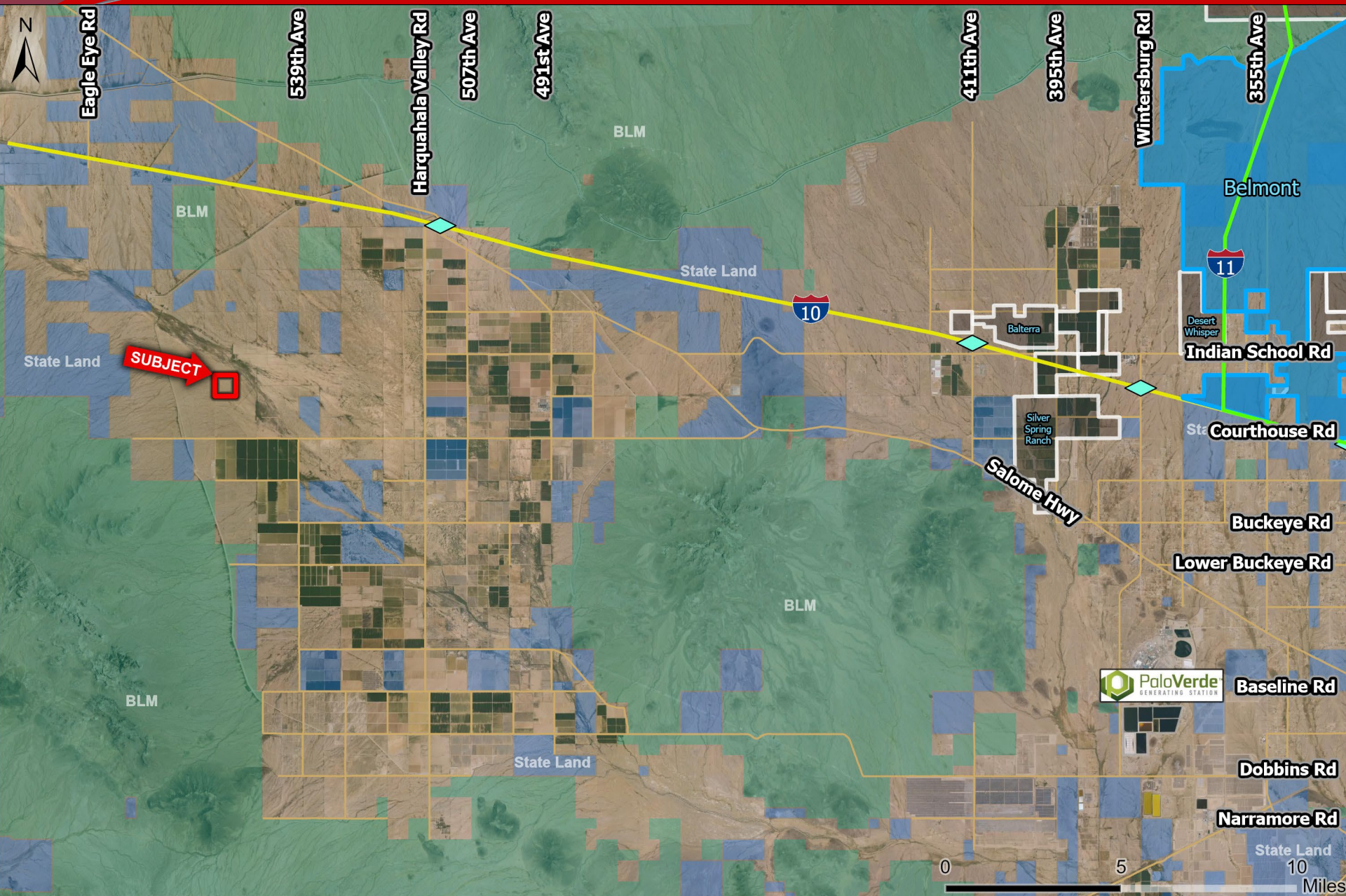
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

**JOE WERNER**  
**Direct: 602-385-0567**  
[jwerner@insightland.com](mailto:jwerner@insightland.com)













555th Ave

Flood  
Way

Flood  
Plain

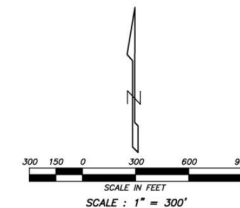
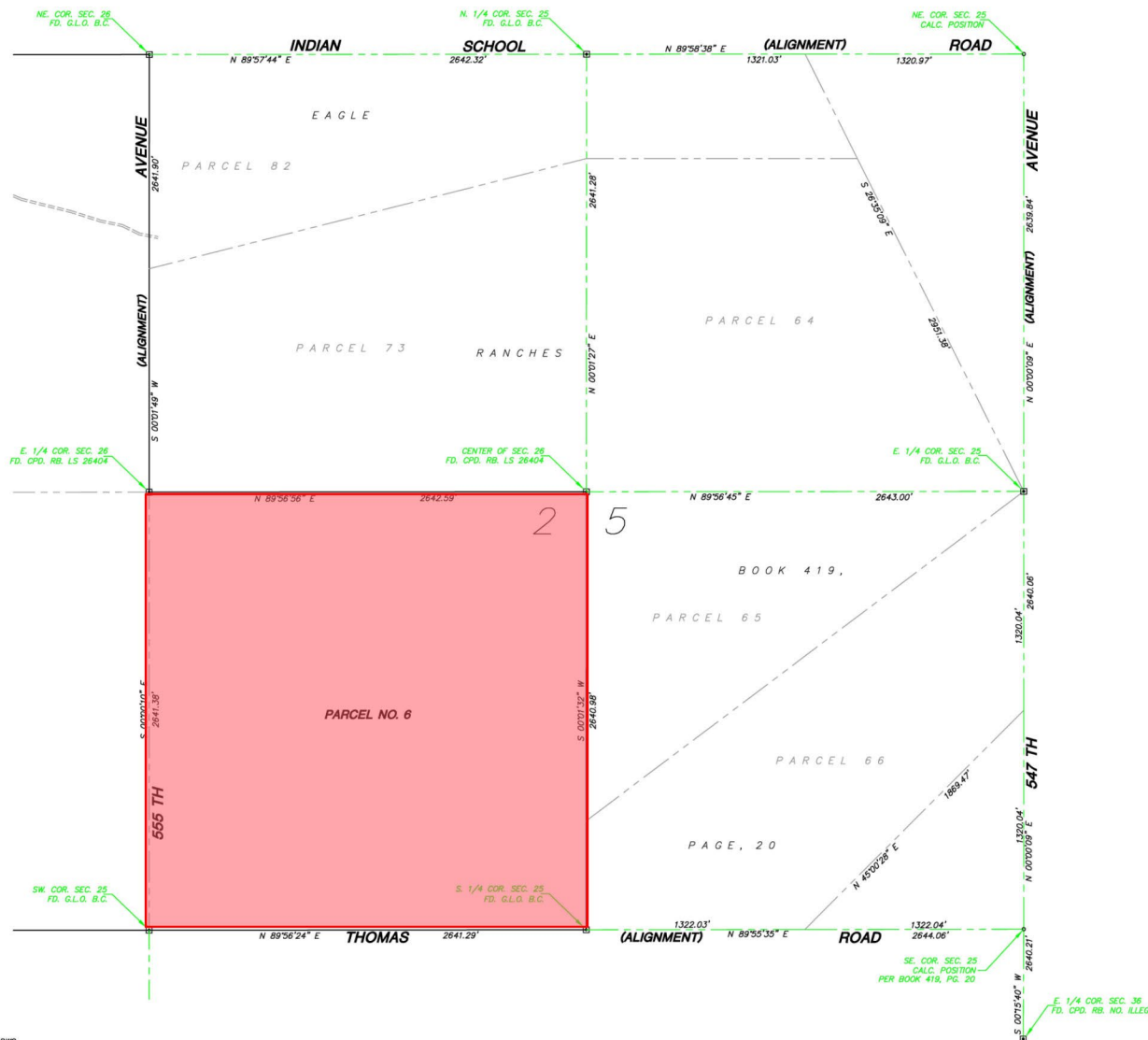
Thomas Rd



**SUBJECT**







**AREA = 160.189 ACRES**

**LEGEND**

- SET 1/2" REBAR CAPPED RLS 18214 (UNLESS OTHERWISE NOTED)
- BOUNDARY LINE
- CONCRETE SURFACE
- WALL
- FENCE
- OVERHEAD ELECTRIC LINE
- SCHEDULE B ITEM
- DOWN GUY
- ELECTRIC JUNCTION BOX
- ELECTRIC CABINET
- GAS METER
- GUARD POST OR GATE POST
- GAS STUB
- IRRIGATION JUNCTION BOX
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- TELEPHONE RISER
- ABANDONED CAPPED WELL
- GAS STUB
- GAS LINE MARKER (GAS LINES IN AREA)
- SUMP PUMP & FACILITIES REMAINS
- ELECTRIC METER/PANEL
- M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- B.C.H. BRASS CAP IN HAND HOLE
- TGO. RB. TAGGED REBAR
- G.L.O. GOVERNMENT LAND OFFICE
- B.C. BRASS CAP
- CPO. RB. CAPPED REBAR
- NO. ILLEG. NUMBER ILLEGIBLE
- GAS SIGN



EXPIRES 9/30/17

**Southwestern States Surveying, Inc.**

Professional Land Surveying  
21415 North 53rd Avenue, Phoenix, Arizona 85027  
Phone (602) 869-0231 Fax (602) 869-0720

**ALTA/ACSM LAND TITLE SURVEY**

SECTION 25 - HARQUAHALA VALLEY - ALLEGHENY ASSETS

FILE	REVISIONS	DATE	SHEET # OF #
1-10-15	BOUNDARY INFORMATION		
1-10-15	LOCALITY ADDITIONAL NOTES		
		DATE: 11-24-14	
		JOB NO: 141081	