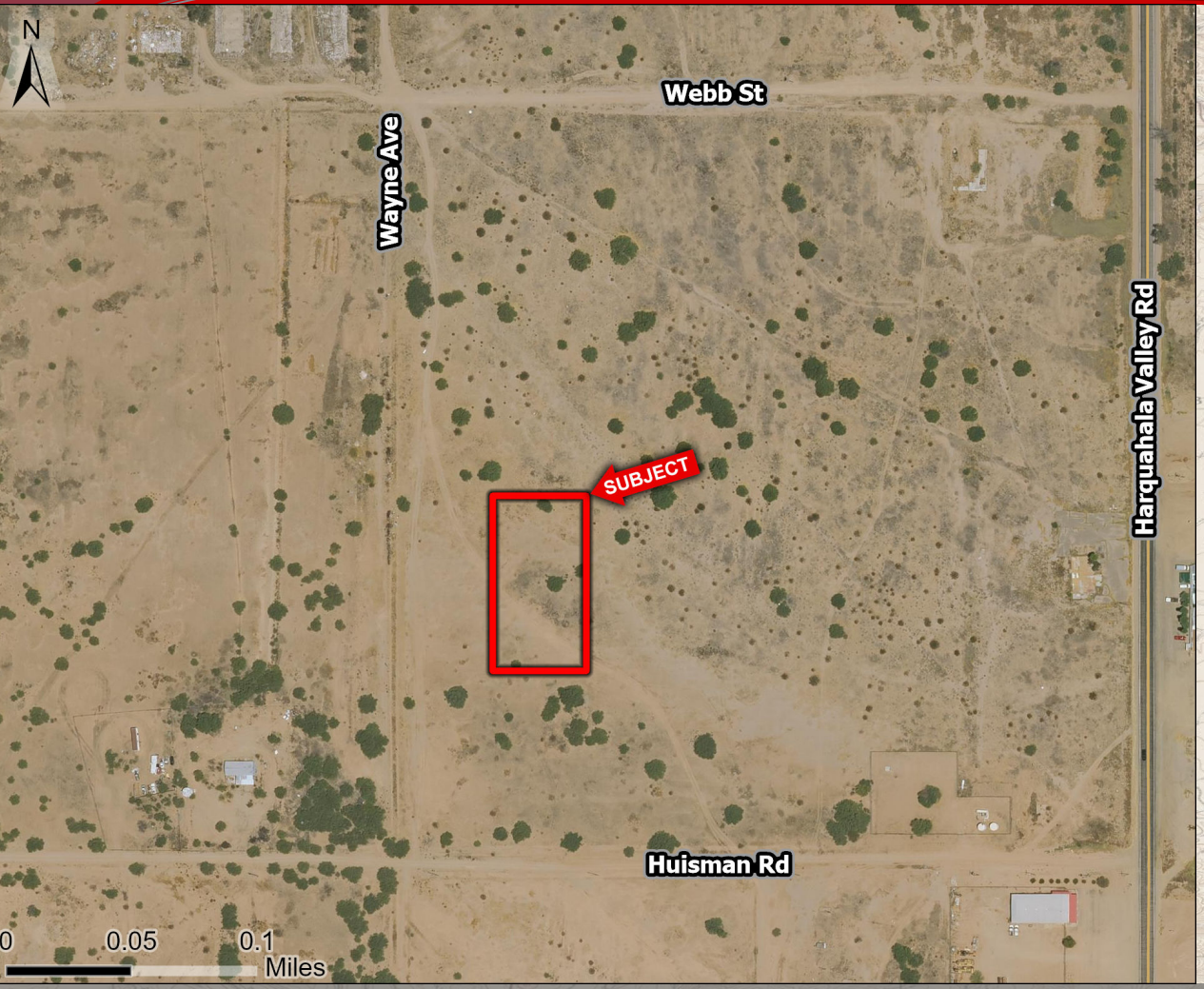
Insight Land & Investments

1 Acre Residential Land

Harquahala Valley, AZ



- ***Size:*** +/- 1.1 Acres
- ***Zoning:*** RU-43 (minimum 1 acre lots)
- ***Price:*** $17,500
- ***Comments:***

✓ *Excellent location with easy access. Recently surveyed with newly graded road constructed to property.*

✓ *Walking distance to multiple restaurants and the Rio Valley Market.*

✓ *Unique opportunity to own 1+ acre for very low cost basis.*

✓ *Very flat, buildable land.*

✓ *Located in Global Water's service area. Future potential to access their water service.*

✓ *Seller willing to finance with 20% down, 10% interest, 1-7 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

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
(0wner/Agent)
Direct: 602-385-0567
jwerner@insightland.com

Insight Land & Investments

1 Acre Residential Land

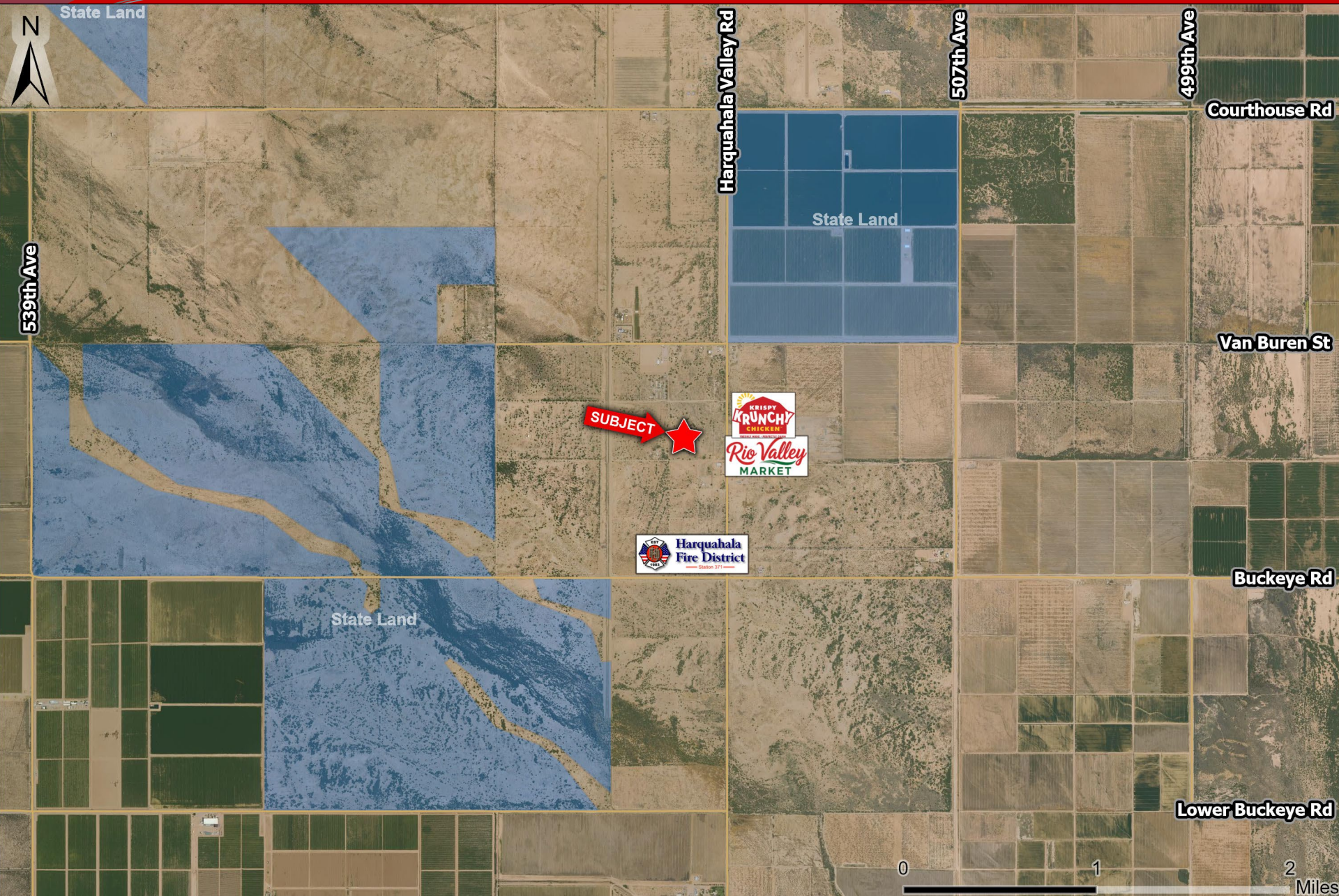
Harquahala Valley, AZ



Insight
Land & Investments

1 Acre Residential Land

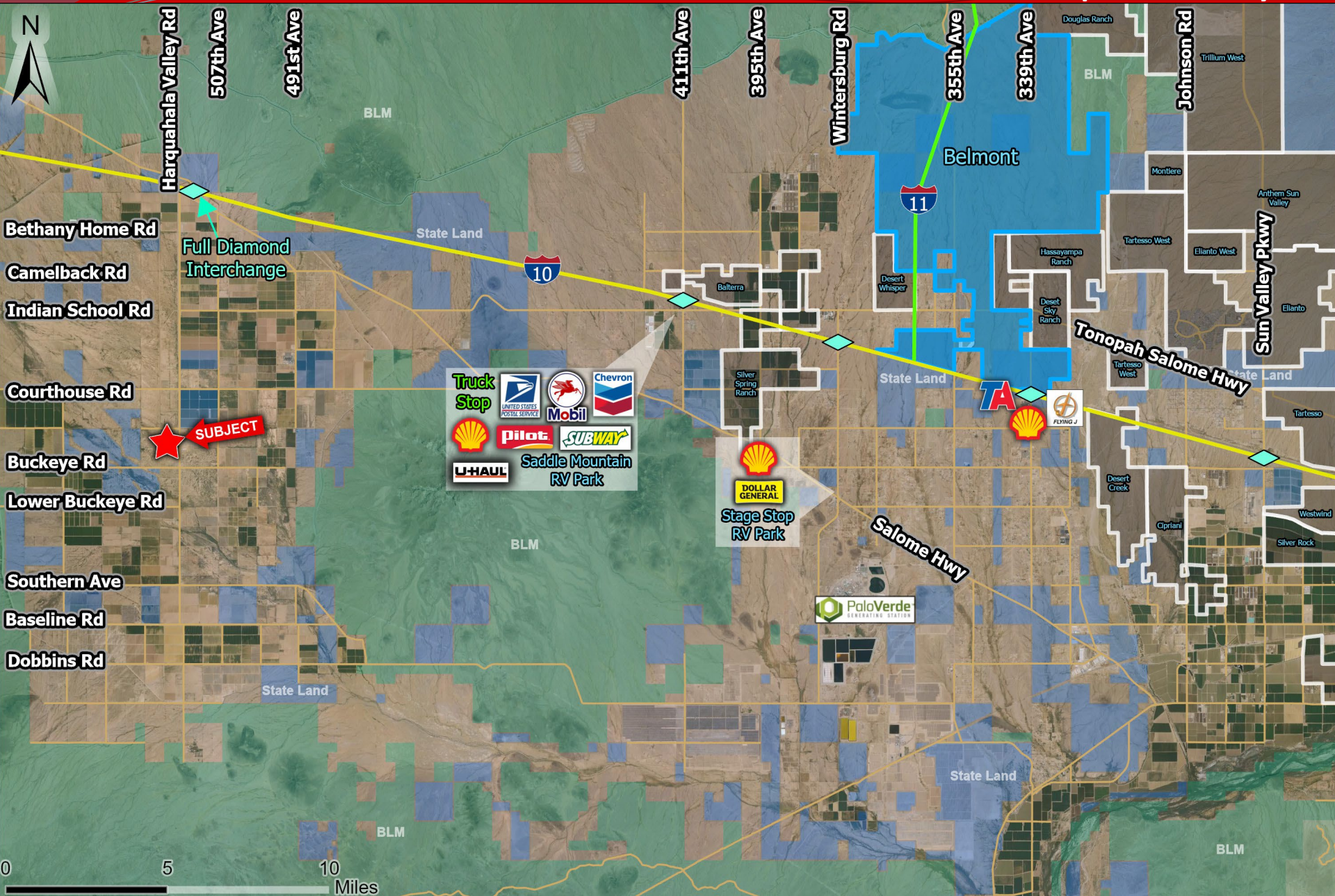
Harquahala Valley, AZ



Insight Land & Investments

1 Acre Residential Land

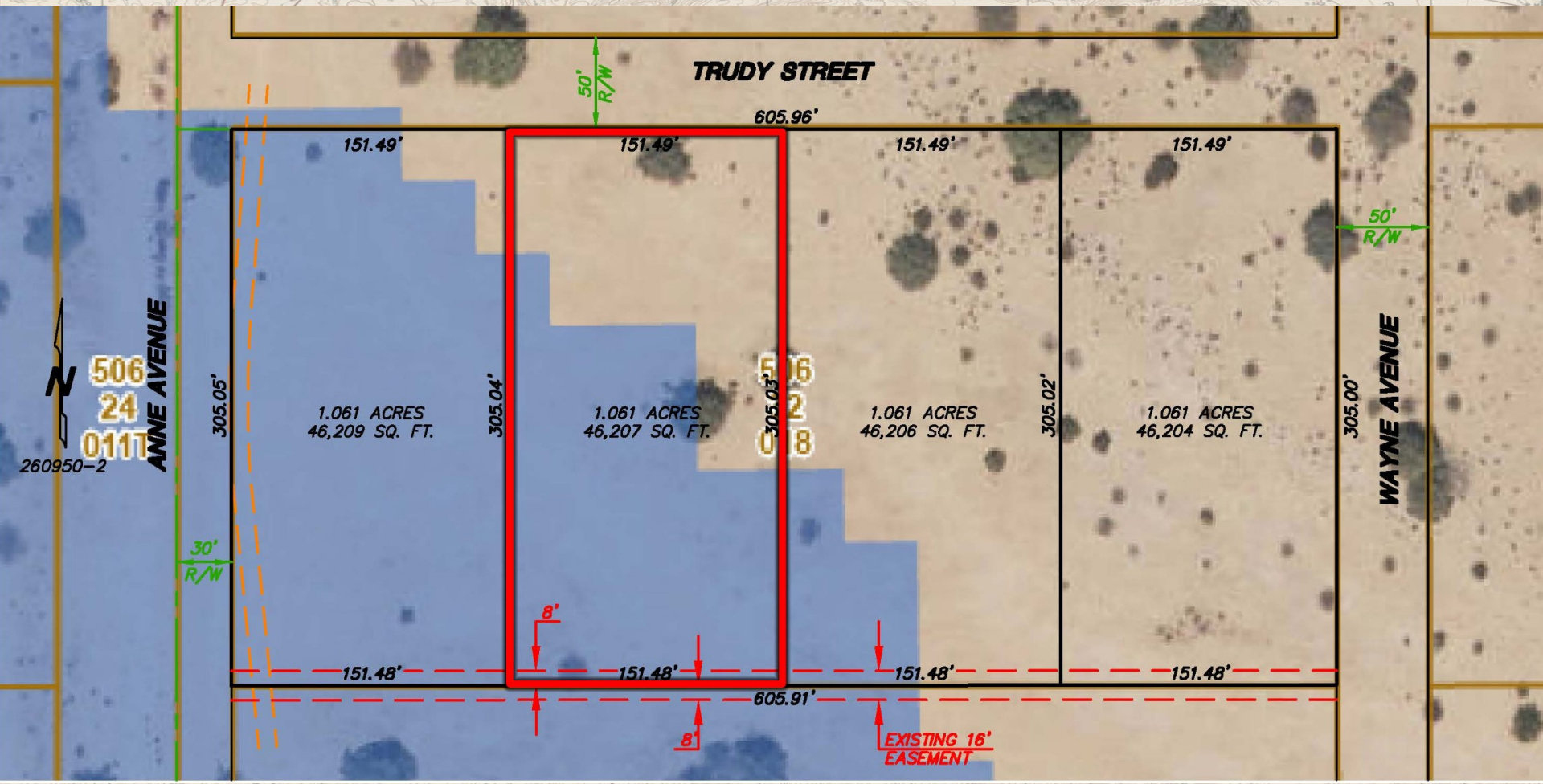
Harquahala Valley, AZ



Insight
Land & Investments

1 Acre Residential Land

Flood Map Showing Impact. Inquire about neighboring lots for sale.



LEGEND

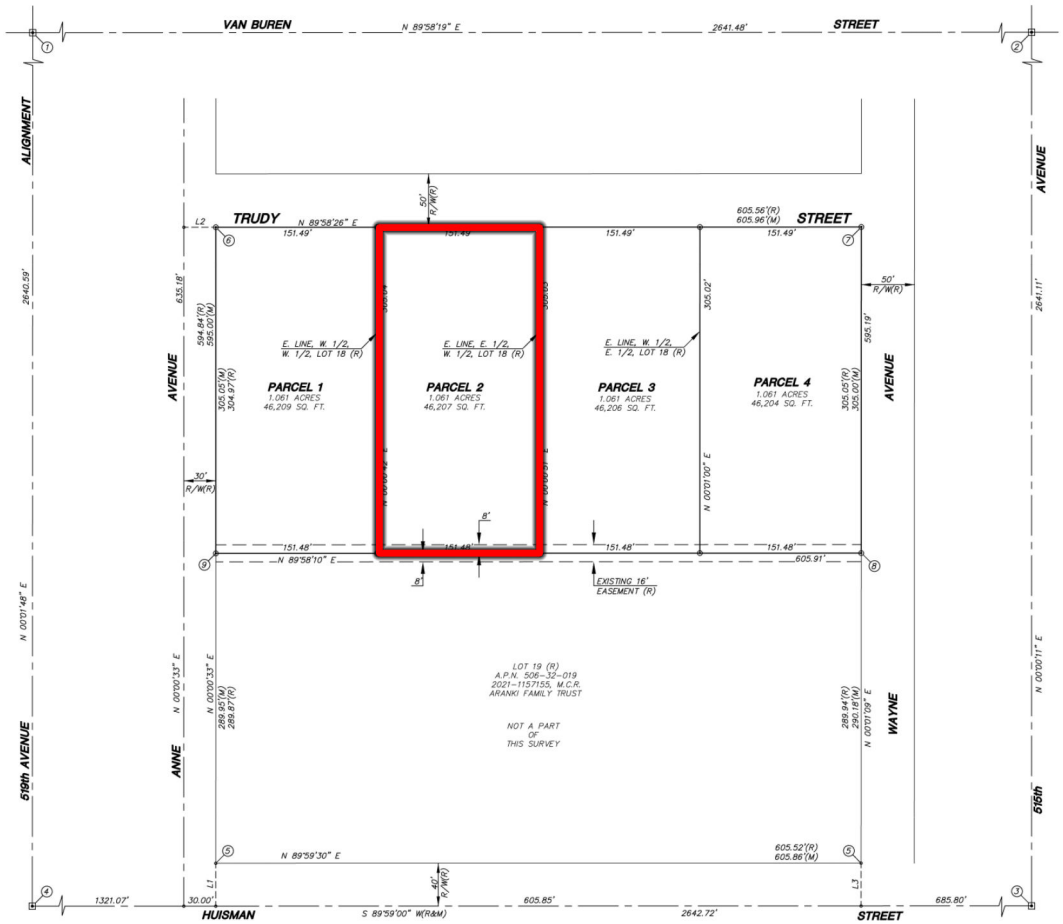
- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (1) (See Monument Table)
- (R) See Reference Documents
- (M) Measured

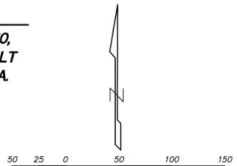
MONUMENT TABLE	
(1)	N. 1/4 COR. SEC. 10 – FND COTTON PICKER SPINDLE
(2)	NE. COR. SEC. 10 – FND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE
(3)	E. 1/4 COR. SEC. 10 – FND 1" IRON PIPE IN HANDHOLE
(4)	CEN. OF SEC. 10 – FND 1/2" REBAR W/NO I.D. – ALSO FND 1/2" REBAR W/NO I.D., N 66°11'25" W 0.45'
(5)	FND 1/2" IRON PIPE W/NO I.D.
(6)	FND 1/2" IRON PIPE W/NO I.D. – ACCEPTED AS THE NW. COR. LOT 18 (R) – SET TAG L.S. 31020
(7)	FND 1/2" IRON PIPE W/NO I.D. – ACCEPTED AS THE NE. COR. LOT 18 (R) – SET TAG L.S. 31020
(8)	FND 1/2" IRON PIPE W/NO I.D. – ACCEPTED AS THE SE. COR. LOT 18 (R) – SET TAG L.S. 31020
(9)	SET 1/2" REBAR W/CAP L.S. 31020 – ACCEPTED AS THE SW. COR. LOT 18 (R)

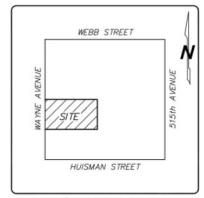
LAND DIVISION SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 9 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LINE	BEARING	DISTANCE
L1	N 00°00'33" E	40.18'
L2	N 89°58'26" E	30.00'
L3	N 00°01'09" E	40.09'







VICINITY MAP
NOT TO SCALE

PARENT PARCEL DESCRIPTION

Lot 18, HUISMAN–WEBB TRACT, according to Book 86 of Maps, Page 20, records of Maricopa County, Arizona.

PARCEL DESCRIPTION

Parcel 1:
The West half of the West half of Lot 18 HUISMAN–WEBB TRACT, according to Book 86 of Maps, Page 20, records of Maricopa County, Arizona.

Parcel 2:
The East half of the West half of Lot 18 HUISMAN–WEBB TRACT, according to Book 86 of Maps, Page 20, records of Maricopa County, Arizona.

Parcel 3:
The West half of the East half of Lot 18 HUISMAN–WEBB TRACT, according to Book 86 of Maps, Page 20, records of Maricopa County, Arizona.

Parcel 4:
The East half of the East half of Lot 18 HUISMAN–WEBB TRACT, according to Book 86 of Maps, Page 20, records of Maricopa County, Arizona.

SURVEY NOTES

1. This survey and the description used are based on the deed recorded in recorders number 2016–0164444, records of Maricopa County, Arizona. This survey was performed without the benefit of a title report and is subject to all easements of record.
2. BASIS OF BEARING: The monument line of Huisman Street, also being the South line of the Northeast quarter of Section 8, using a bearing of South 89 degrees 59 minutes 00 seconds West, per the Plat of HUISMAN–WEBB TRACT, recorded in Book 86, Page 20, M.C.R.
3. 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.

SITE INFORMATION

OWNERSHIP:
A.P.N.: 506–32–018
OWNER: WERNER CAPITAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
DEED: 2026–0582380, M.C.R.

REFERENCE DOCUMENTS

(R) PLAT PER BOOK 86, PAGE 20, M.C.R.
(R1) DEED 2026–0582380, M.C.R.

SURVEYOR'S STATEMENT

I, G. Bryan Goetzenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of October, 2026, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzenberger
R.L.S. 31020



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP
20260616988 10/26/2026 11:01
BOOK 1947 PAGE 31
ELECTRONIC RECORDING

260950-1-1-1-M-
GarciaC

LAND DIVISION SURVEY

ALLIANCE LAND SURVEYING, LLC
7900 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303
Phone: (623) 972-2200
contactus@azalls.com
www.alliancelandsurveying.com

SHEET: 1 OF 1 | DATE: 10-23-26 | JOB NO.: 260950