

- **Size:** 10 Acres (Available together or separate in 5 acre lots)
- **Zoning:** RU-190
- **Price:** \$70,000 per lot (\$14,000/acre)
- **Taxes:** \$150.60 (2023) (Each Lot)
- **Comments:**
 - Excellent location within Tonopah highlighting beautiful scenery and mountain views in multiple directions.
 - Very flat, buildable lots.
 - ZERO floodplain or floodway impact.
 - Perfect location for custom home, get away camp site, or small speculative investment.
 - Seller willing to finance with 20% down, 10% interest, 1-10 year balloon. Buyer may amortize over longer period if desired.

Great Investment Opportunity | Exclusively Available



SUBJECT



Northern Ave

N 419th Ave

N 411th Ave

N 395th Ave

N 387th Ave

W Bethany Home Rd

W Camelback Rd

Balterra

Balterra

Copper Leaf

**Desert
Whisper**



W Indian School Rd

**Copper
Leaf**



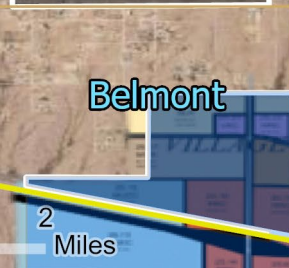
**Silver
Watch
Ranch**

Belmont

**Silver
Spring Ranch**



Belmont





Northern Ave

2









387th Ave

Indian School Rd



379th Ave

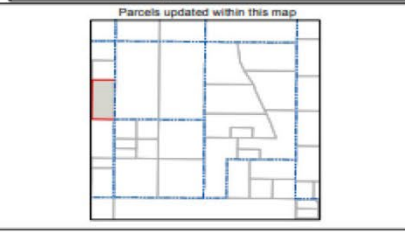
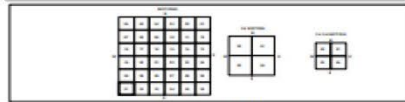
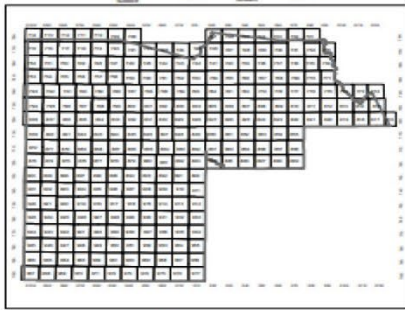
1

-  Start at Location 1
-  Go on I-10 W (Papago Fwy) toward 98
-  Take exit 98 on the right to Wintersburg Rd
-  At the traffic light, turn right on N Wintersburg Rd (N 379th Ave)
-  At the stop sign, turn left on W Indian School Rd
-  Turn right on N 387th Ave
Restriction: Avoid Unpaved Roads
-  Turn left on W Northern Ave
-  Finish at Location 2, on the right



MARICOPA COUNTY
STATE OF ARIZONA

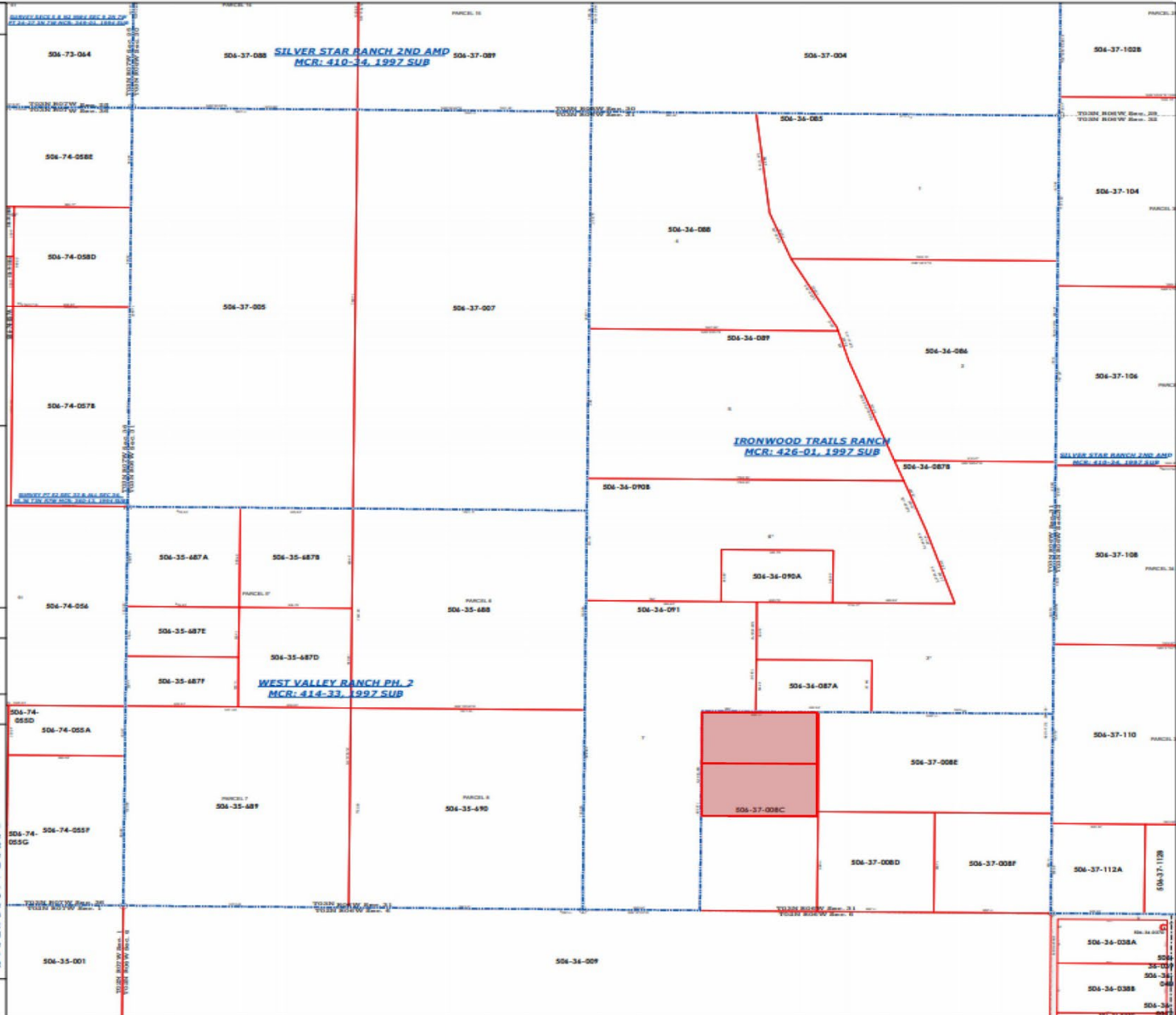
SECTION 31 T03N R06W
798 - 31 - 00 - 00



MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 02/12/2013

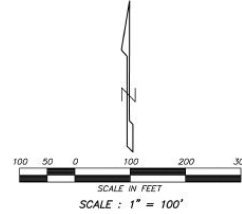
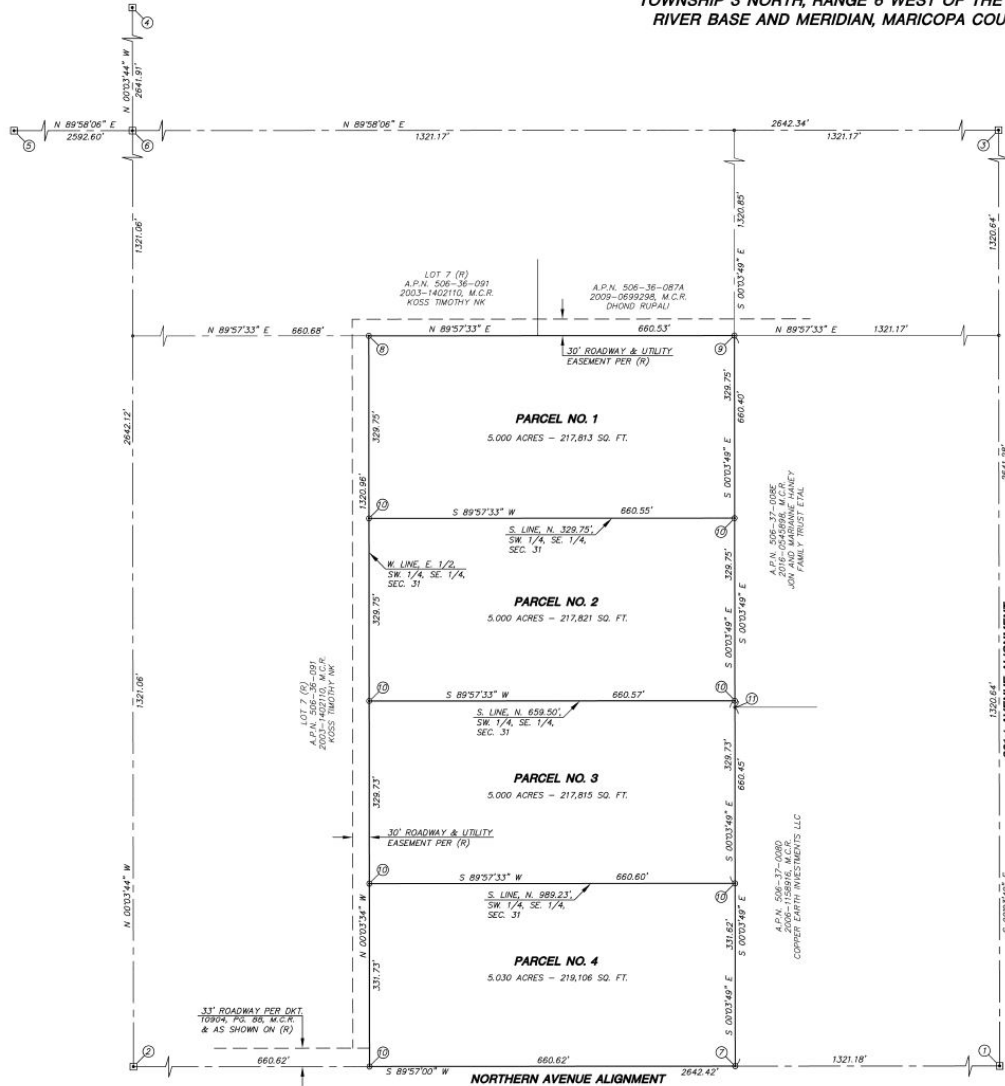
LEGEND: Parcels, Subdivisions, Sections, Section Corners, Centerlines

Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.
The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.
The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



LAND DIVISION SURVEY

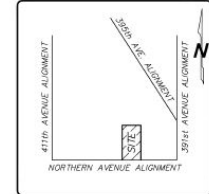
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 3 NORTH, RANGE 6 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

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

MONUMENT TABLE	
①	SE COR. SEC. 31 - FND G.L.O. BRASS CAP
②	S 1/4 COR. SEC. 31 - FND G.L.O. BRASS CAP
③	E 1/4 COR. SEC. 31 - FND G.L.O. BRASS CAP
④	N 1/4 COR. SEC. 31 - FND G.L.O. BRASS CAP
⑤	W 1/4 COR. SEC. 31 - FND G.L.O. BRASS CAP
⑥	CEN. OF SEC. 31 - NO MONUMENT FND OR SET - CALC'D POSITION PER OPPOSING QUARTER CORNERS
⑦	FND 1/2" REBAR W/CAP L.S. 39130 - ACCEPTED AS THE SE. COR. SW. 1/4, SE. 1/4, SEC. 31
⑧	FND 1/2" REBAR W/ALUMINUM CAP L.S. 12600 PER (R) - ACCEPTED AS THE NW. COR. E. 1/2, SW. 1/4, SE. 1/4, SEC. 31
⑨	NE. COR. SW. 1/4, SE. 1/4, SEC. 31 - SET 1/2" REBAR W/CAP L.S. 31020
⑩	SET 1/2" REBAR W/CAP L.S. 31020
⑪	FND 1/2" REBAR W/LEGIBLE CAP - ACCEPTED AS THE NW. COR. SW. 1/2, SE. 1/4, SE. 1/4, SEC. 31



PARENT PARCEL DESCRIPTION

The East half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL DESCRIPTION

- Parcel No. 1:**
The North 329.75 feet of the East half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- Parcel No. 2:**
The North 329.75 feet of the North 659.50 feet of the East half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- Parcel No. 3:**
The South 329.73 feet of the North 989.23 feet of the East half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- Parcel No. 4:**
The East half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT the North 989.23 feet thereof.

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by American Title Service Agency, LLC, issuing agent for First American Title Insurance Company, Order Number: 222794-056, dated July 9, 2021.
- BASIS OF BEARING:** The South line of Southeast quarter of Section 31, using a bearing of South 89 degrees 57 minutes 00 seconds West, per the Plat of BROWNWOOD TRAILS PLANNED, recorded in Book 426, 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.

SITE INFORMATION

OWNER: 506-37-008C
OWNER: JBL ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
DEED: 2021-0851913, M.C.R.

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 426, PAGE 1, M.C.R.
- (R1) PLAT PER BOOK 414, PAGE 33, M.C.R.
- (R2) R.O.S. PER BOOK 410, PAGE 34, M.C.R.
- (R3) R.O.S. PER BOOK 867, PAGE 45, M.C.R.
- (R4) R.O.S. PER BOOK 781, PAGE 32, M.C.R.
- (R5) DEED 2021-0851913, M.C.R.

SURVEYOR'S STATEMENT

I, G. Bryan Goetzberger, 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 December, 2021, and is correct to the best of my knowledge and the monuments shown actually exist.



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211342114 12/20/2021 09:53
BOOK 1636 PAGE 8
ELECTRONIC RECORDING
210709R-1-1-M-
Garcia

LAND DIVISION SURVEY

ALLIANCE
LAND SURVEYING, LLC
1700 N. TOWN AVENUE, SUITE 104 Phone (602) 970-2800
GLENDALE, AZ 85301 contact@alliance.com
www.alliancesurveying.com

SHEET: 1 OF 1 DATE: 12-17-21 JOB NO: 210709