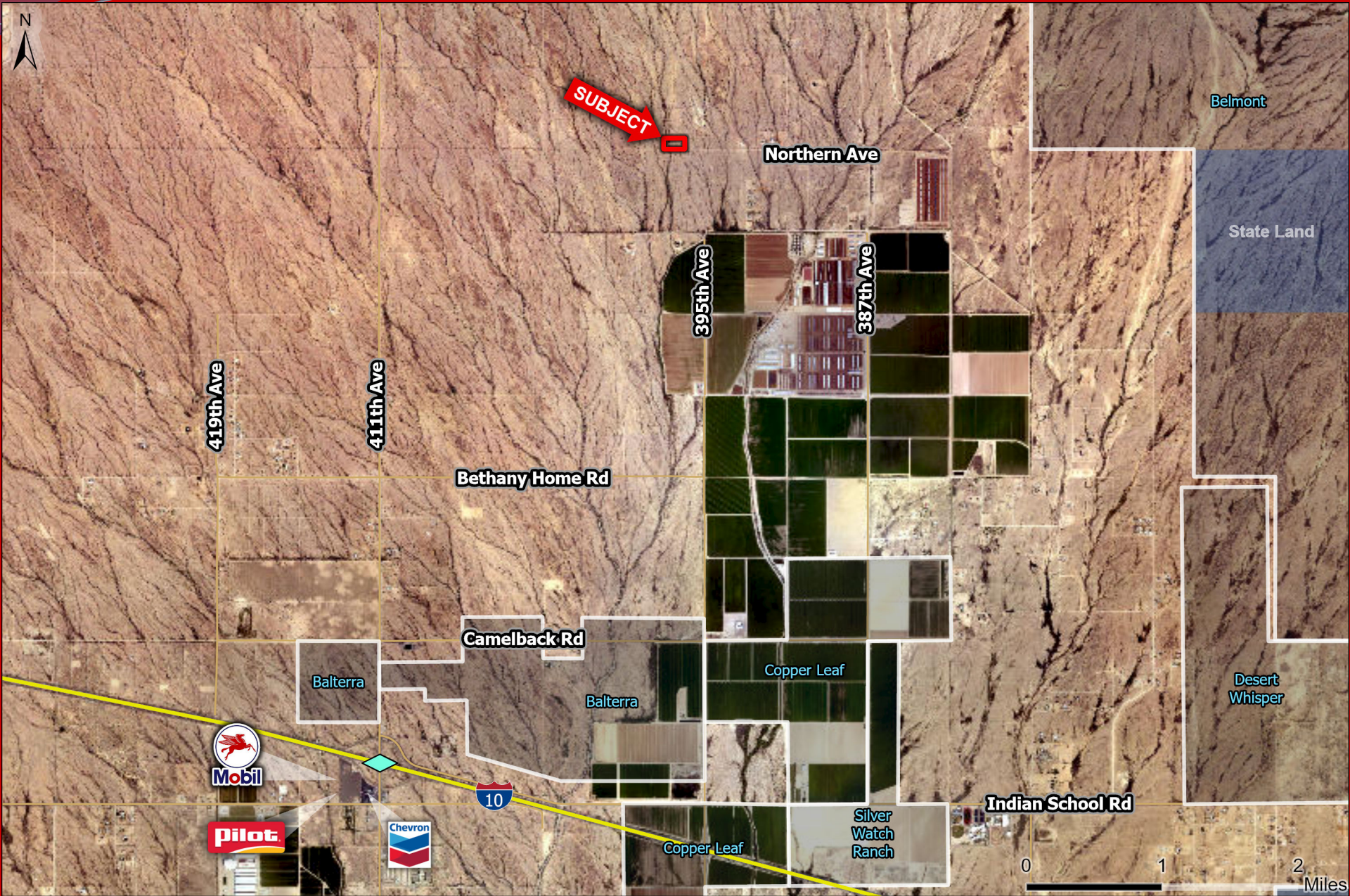
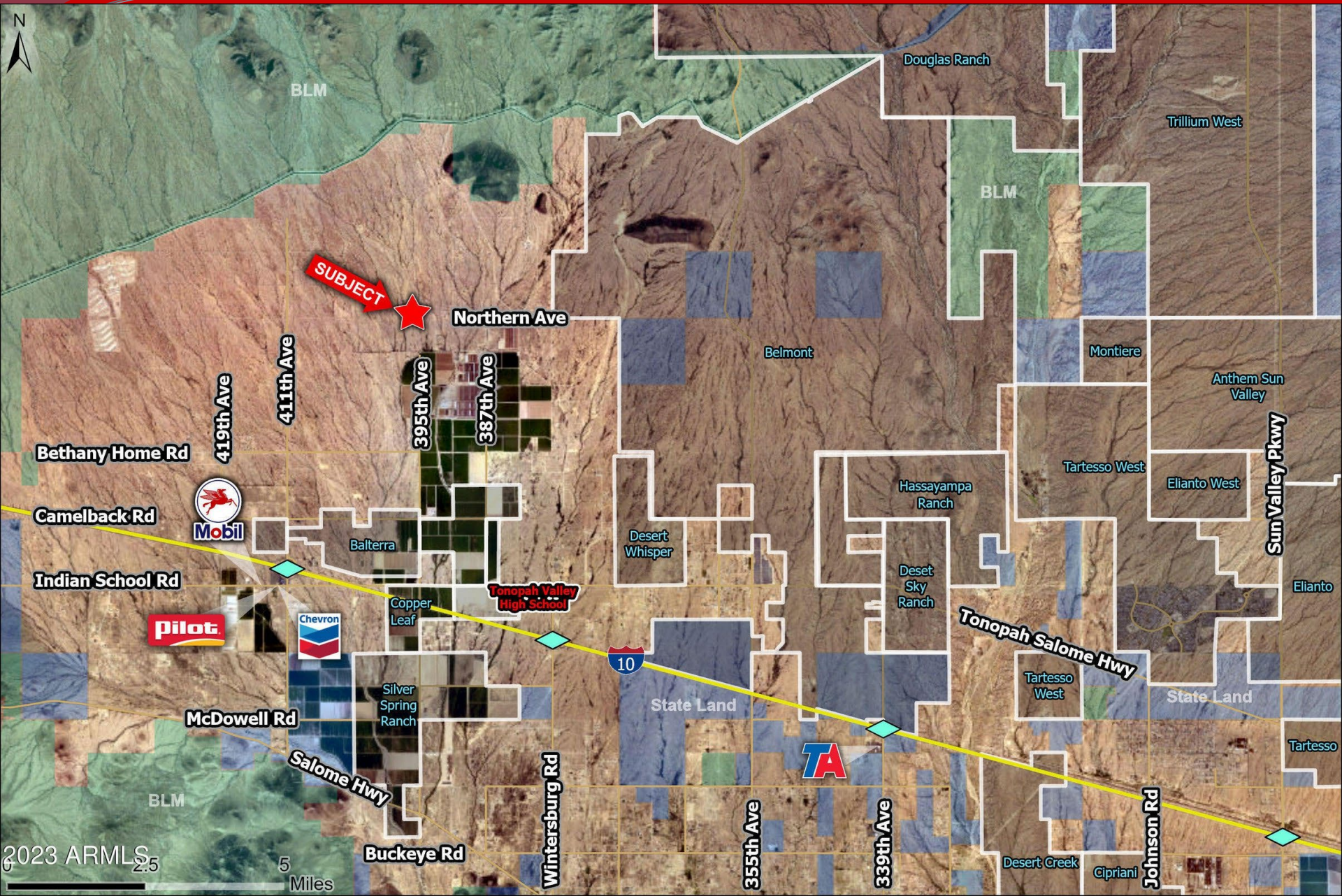
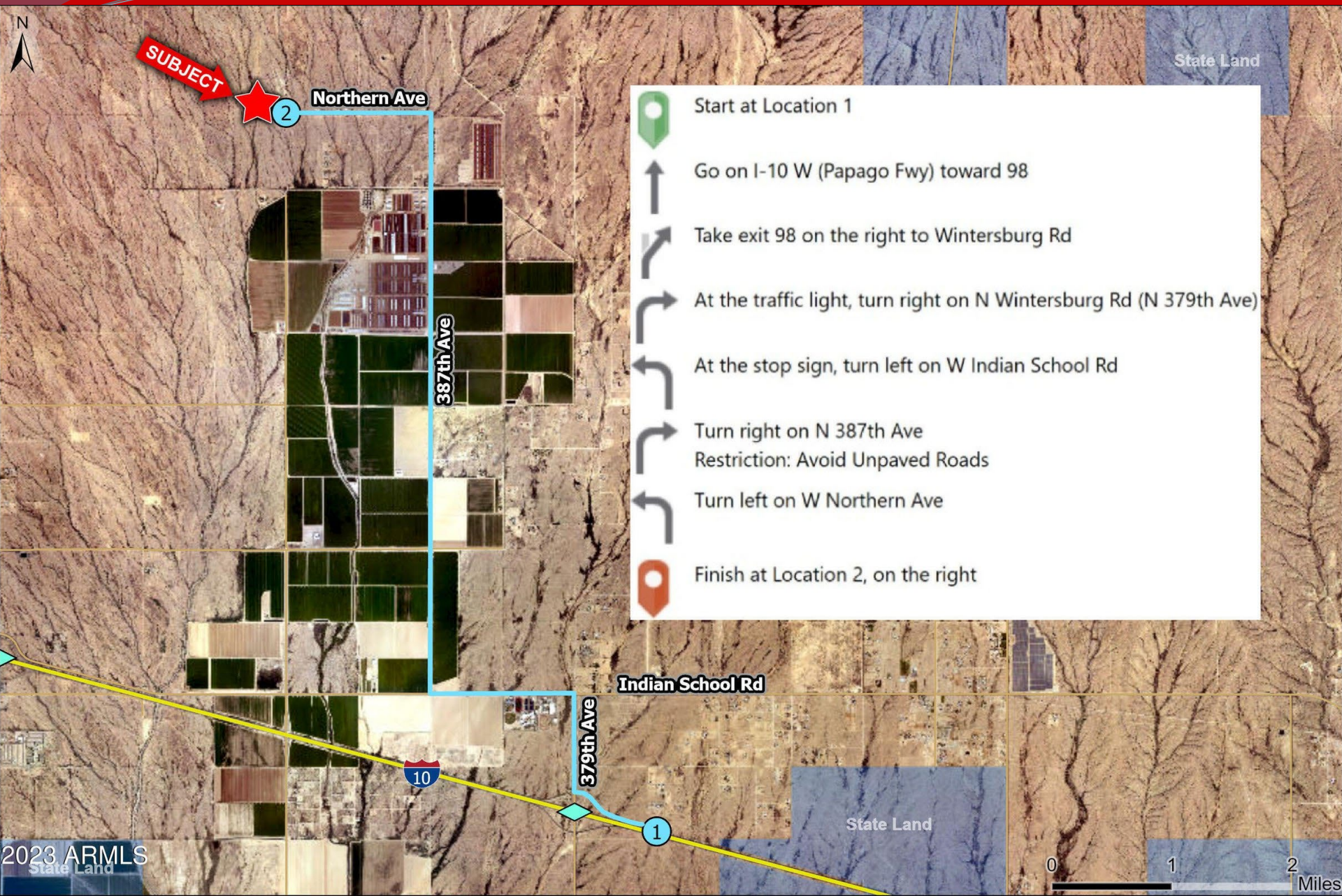










- **Location:** 395th Avenue & Northern Ave, Tonopah, AZ.
- **Size:** 5 Acres
- **Zoning:** RU-190
- **Price:** \$68,000
- **Comments:**
 - ✓ Excellent location within Tonopah highlighting beautiful scenery and mountain views in multiple directions.
 - ✓ Very flat, buildable lots.
 - ✓ ZERO floodplain or floodway impact.
 - ✓ Perfect location for custom home, get away camp site, or small speculative investment.

Great Investment Opportunity | Exclusively Available





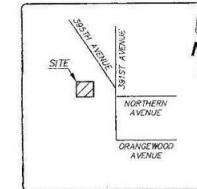


-  Start at Location 1
-  Go on I-10 W (Papago Fwy) toward 98
-  Take exit 98 on the right to Wintersburg Rd
-  At the traffic light, turn right on N Wintersburg Rd (N 379th Ave)
-  At the stop sign, turn left on W Indian School Rd
-  Turn right on N 387th Ave
Restriction: Avoid Unpaved Roads
-  Turn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

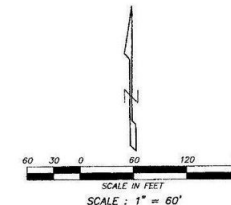
LAND DIVISION SURVEY

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.

SE. 1/4, SEC. 31, T3N, R6W



VICINITY MAP
NOT TO SCALE



| 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 SW COR. SE. 1/4, SE. 1/4, SEC. 31 AS SHOWN ON (R2) |
| ⑧ | NW COR. SE. 1/4, SE. 1/4, SEC. 31 - FND 1/2" REBAR W/CAP L.S. 31020 PER (R2) |
| ⑨ | FND 1/2" REBAR W/LEGIBLE CAP - ACCEPTED AS THE NW COR. SW. 1/2, SE. 1/4, SEC. 31 AS SHOWN ON (R2) - SET 140 L.S. 31020 |
| ⑩ | FND 1/2" REBAR W/CAP L.S. 39130 - ACCEPTED AS THE NE COR. SW. 1/4, SE. 1/4, SEC. 31 |
| ⑪ | FND 1/2" REBAR W/CAP L.S. 39130 - ACCEPTED AS THE SE COR. SW. 1/4, SE. 1/4, SEC. 31 |
| ⑫ | NE COR. SE. 1/4, SE. 1/4, SEC. 31 - FND 1/2" REBAR W/CAP L.S. 31020 PER (R2) |
| ⑬ | FND 1/2" REBAR W/CAP L.S. 31020 PER (R2) |

LEGEND

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

PARENT PARCEL DESCRIPTION

DEED 2006-1158916, M.C.R.

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.

PARCEL DESCRIPTION

PARCEL 1:
The North 328.83 feet of the Southeast 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 2:
The Southwest quarter of the Southeast 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 328.83 feet thereof.

REFERENCE DOCUMENTS

- (R) DEED 2006-1158916, M.C.R.
- (R1) PLAT PER BOOK 426, PAGE 1, M.C.R.
- (R2) LAND DIVISION SURVEY PER BOOK 1636, PAGE 8, M.C.R.
- (R3) AMENDED LAND DIVISION SURVEY PER BOOK 1697, PAGE 23, M.C.R.

SURVEY NOTES

- This survey and the description used are based on the deed recorded in recording number 2006-1158916, M.C.R. This survey has been prepared without the benefit of a title report, and is subject to all easements of record.
- BASIS OF BEARING: The monument line of Northern Avenue, also being the South line of the Southeast quarter of Section 31, using a bearing of South 89 degrees 57 minutes 00 seconds West, per the Plat of IRONWOOD TRAILS RANCH, 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

OWNERSHIP:
A.P.N.: 506-37-0080
OWNER: COPPER EARTH INVESTMENTS LLC
DEED: 2006-1158916, 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 February, 2023, and is correct to the best of my knowledge and the monuments shown actually exist.

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



DEDICATION

COPPER EARTH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY SHOWN HEREON AS DESCRIBED IN DOCUMENT NO. 2006-1158916, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS SUBDIVIDED AND HEREBY DECLARES THAT THIS LAND DIVISION SURVEY SETS FORTH THE LOCATION AND DIMENSIONS OF THE PARCELS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH PARCEL SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID LAND DIVISION SURVEY.

COPPER EARTH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES THE EASEMENTS SHOWN ON SAID LAND DIVISION SURVEY FOR THE FOLLOWING PURPOSES:

A PRIVATE INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SHOWN HEREON.

EASEMENTS FOR UTILITIES, PUBLIC OR PRIVATE, FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SHOWN HEREON.

COPPER EARTH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

BY: Jennie Ragdale 3-6-23
JENNIE RAGDALE, MEMBER
COPPER EARTH INVESTMENTS, LLC

BY: Lisa Perry 3/06/23
LISA PERRY, MEMBER
COPPER EARTH INVESTMENTS, LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS 6th DAY of March, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, JENNIE RAGDALE AND LISA PERRY, WHO ACKNOWLEDGED THEMSELVES TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Debi Jewell April 16, 2023
NOTARY PUBLIC MY COMMISSION EXPIRES

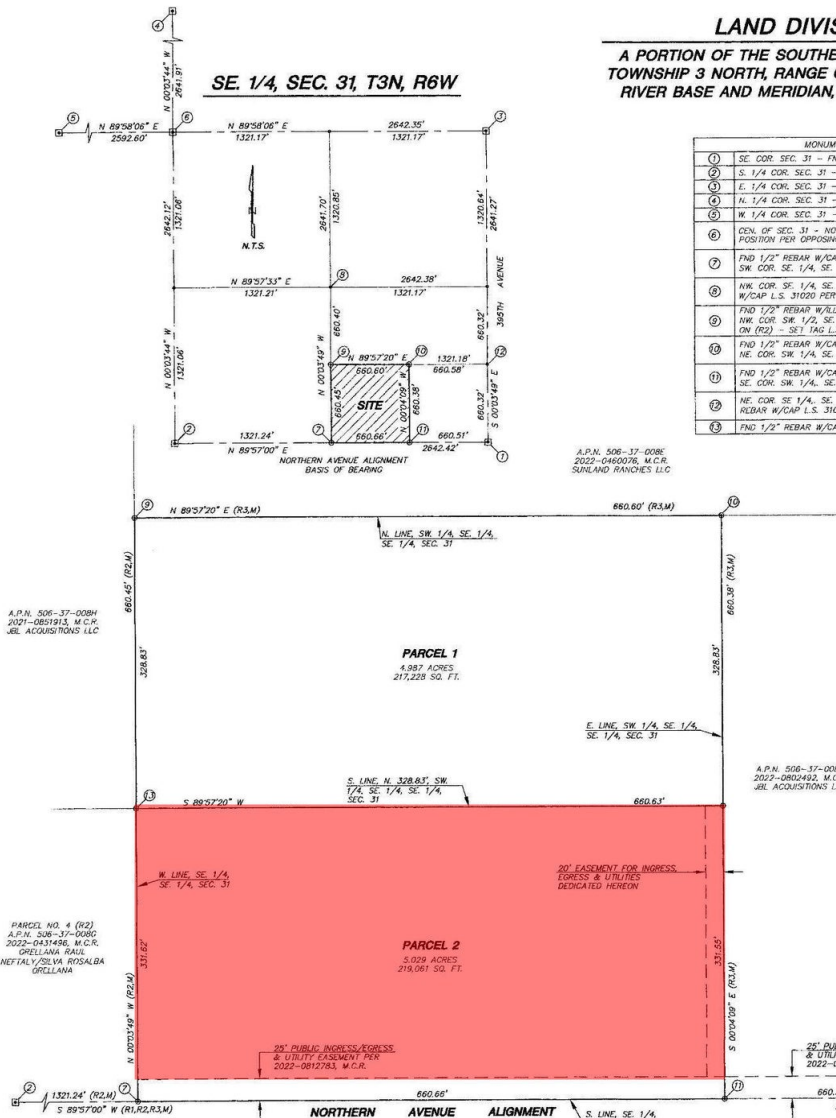


OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
20230114729 03/07/2023 12:56
BOOK 1725 PAGE 10
ELECTRONIC RECORDING
230130R-1-1-1-M-
morgana

LAND DIVISION SURVEY

ALLIANCE
LAND SURVEYING, LLC
1000 N. 70th AVENUE, SUITE 104
MESA, ARIZONA 85205
Phone: (602) 972-2500
central@alliance-surveying.com
www.alliance-surveying.com

SHEET: 1 OF 1 DATE: 2-24-23 JOB NO.: 230130



A.P.N. 506-37-0080
2021-0851913, M.C.R.
JEL ACQUISITIONS LLC

PARCEL 1
4.897 ACRES
217,225 SQ. FT.

PARCEL 2
5.029 ACRES
218,061 SQ. FT.

PARCEL NO. 4 (R2)
A.P.N. 506-37-0080
2022-0431486, M.C.R.
DRELLANA RAIL
NEFTALY SILVA ROSALBA
DRELLANA

A.P.N. 506-36-009
2011-0412408, M.C.R.
BOSCHMA TONOPAH LLC