

- **Size:** 200 Acres (Available all or part)
- **Zoning:** RU-43
- **Price:** \$1,300,000 ~ \$6,500/acre
- **Comments:**
  - ✓ Excellent site for speculative investment or 1031 exchange.
  - ✓ Potential for solar farm or battery storage development.
  - ✓ Cheap price per acre with huge upside potential.
  - ✓ Seller financing available with 20% down, 9% interest, 5 year term. Buyer may amortize over longer period of desired.

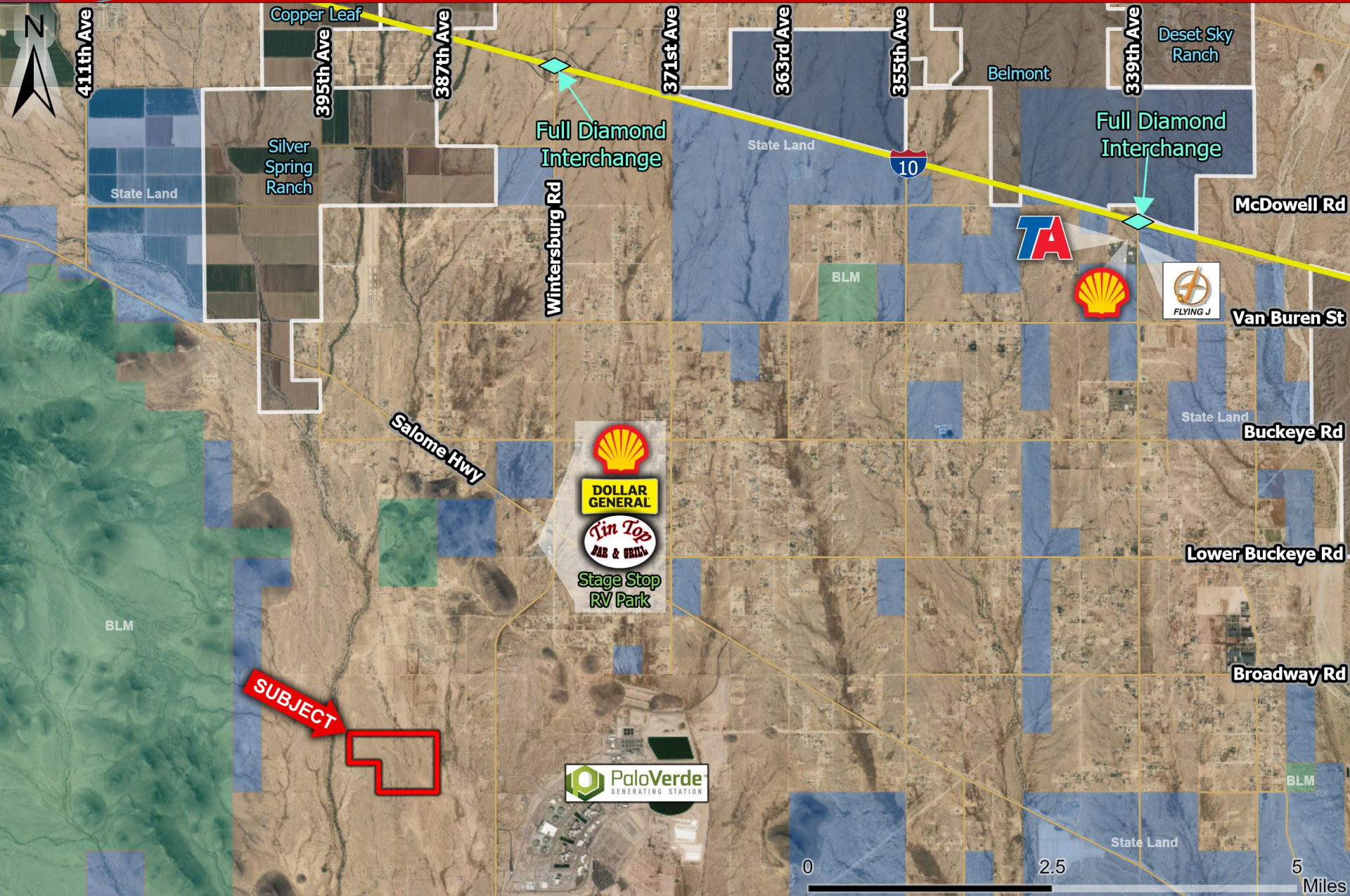
**Great Investment Opportunity | Exclusively Available**

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

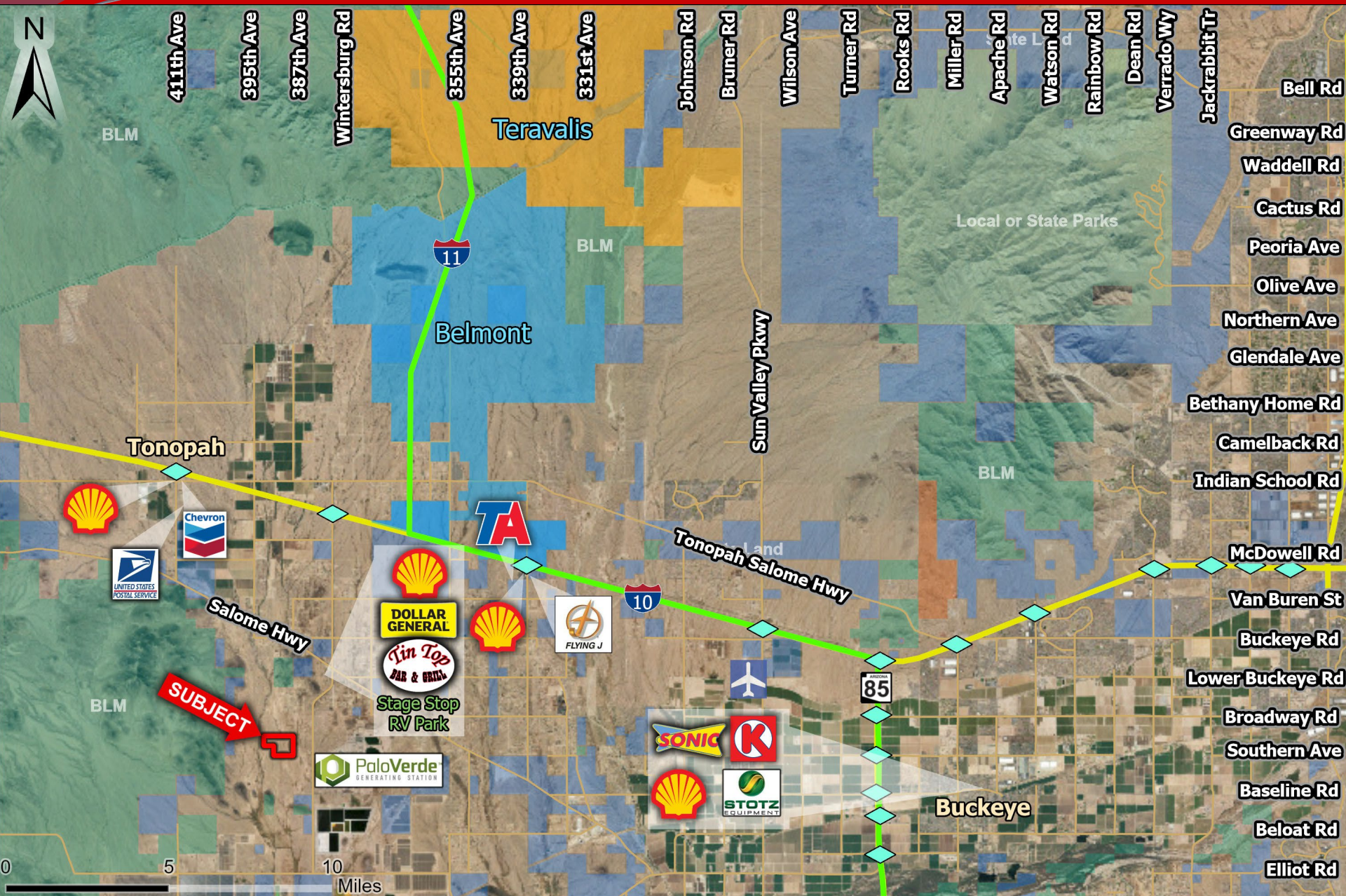
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

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

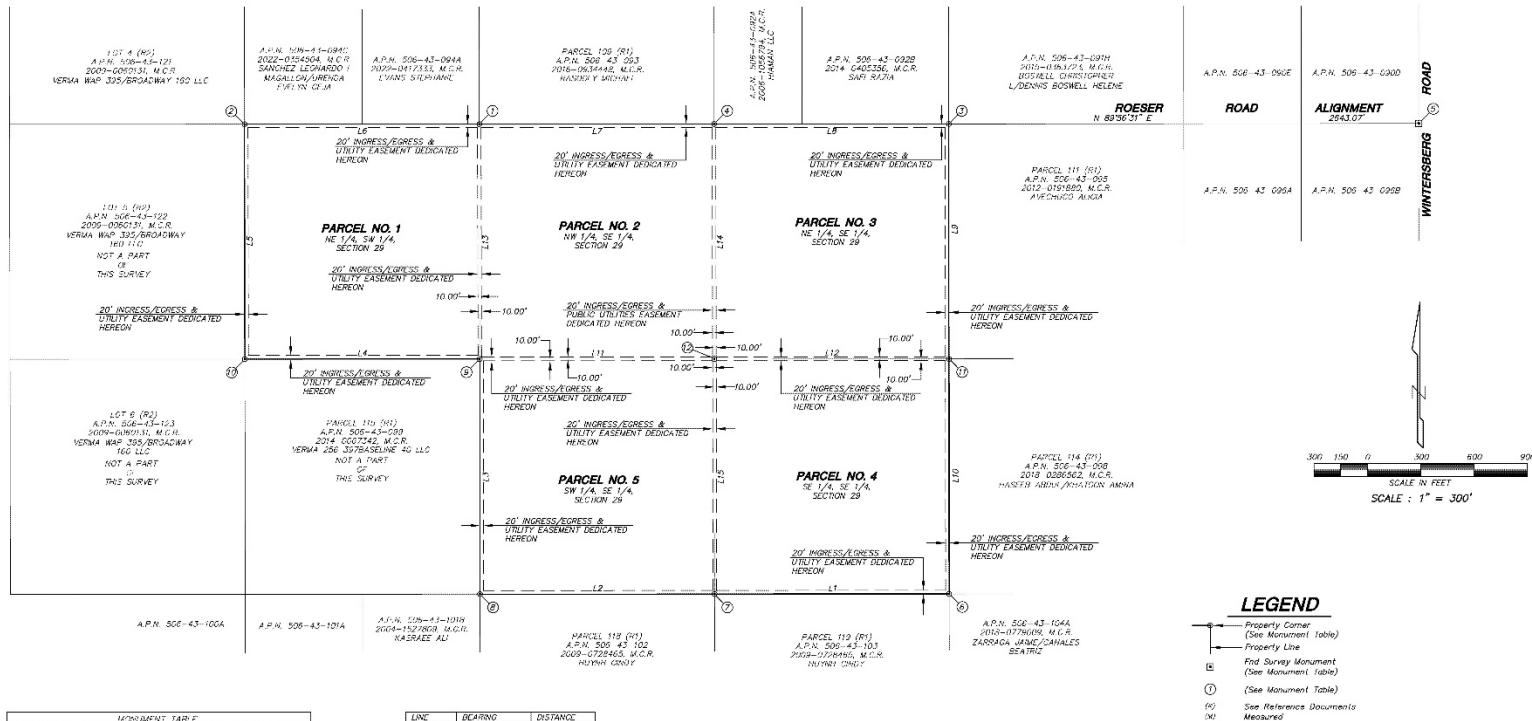












MONUMENT TABLE	
①	FIND 1/2" REBAR W/CAP L.S. 26404 PER (R) - ACCEPTED AS THE SW COR. PARCEL 110 (R) & COR. OF SEC. 26
②	FIND 1/2" REBAR W/CAP L.S. 26404 PER (R) - ACCEPTED AS THE SW COR. PARCEL 110 (R)
③	E 1/4 COR. SEC. 26 - FIND G.L.O. BRASS CAP
④	FIND 1/2" W-NAH W/CAP L.S. 26404 PER (R) - ACCEPTED AS THE SW COR. PARCEL 108 (R)
⑤	COR. OF SEC. 26 - FIND BRASS CAP BY HANDS
⑥	SE COR. SEC. 26 - FIND G.L.O. BRASS CAP
⑦	FIND 1/2" REBAR W/CAP L.S. 26404 PER (R) - ACCEPTED AS THE NE COR. PARCEL 119 (R)
⑧	S 1/4 COR. SEC. 26 - FIND G.L.O. BRASS CAP
⑨	FIND 1/2" REBAR WITH NO I.D. - SET CAP L.S. 31020
⑩	FIND 1/2" REBAR W/CAP L.S. 26404 PER (R) - ACCEPTED AS THE NW COR. PARCEL 115 (R)
⑪	FIND THE NW COR. PARCEL 114 (R)
⑫	SET 1/2" REBAR W/CAP L.S. 31020

LINE	BEARING	DISTANCE
L1 (R)	S 89°57'57" W	1319.40'
L2 (W)	S 89°58'18" W	1319.38'
L3 (W)	S 89°57'57" W	1319.40'
L4 (W)	S 89°58'18" W	1319.43'
L5 (R)	N 00°05'27" E	1320.07'
L6 (W)	N 00°05'00" E	1320.05'
L7 (R)	S 89°58'13" E	1321.03'
L8 (W)	S 89°58'43" W	1321.12'
L9 (R)	N 00°05'19" W	1320.97'
L10 (W)	N 00°04'01" W	1320.61'
L11 (R)	N 89°58'12" E	1320.94'
L12 (W)	N 89°58'12" E	1320.78'
L13 (R)	N 89°58'12" E	1320.40'
L14 (W)	N 89°58'43" E	1320.23'
L15 (R)	S 00°05'50" E	1320.87'
L16 (W)	S 00°05'50" E	1320.78'
L17 (R)	S 00°05'50" E	1320.78'
L18 (W)	S 00°05'50" E	1320.85'
L19 (R)	N 89°58'40" E	1319.81'
L20 (W)	N 89°58'42" E	1319.80'
L21 (R)	N 00°05'00" W	1320.82'
L22 (W)	N 00°05'00" W	1320.78'
L23 (R)	S 00°05'54" E	1321.00'

RECORD OF SURVEY  
387TH AVENUE & ROESER ROAD, TONOPAH, ARIZONA

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
STEPHEN RICHIE  
20220665256 08/24/2022 01:20  
BOOK 1691 PAGE 14  
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220532R-2-1-1-M-  
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**ALLIANCE**  
LAND SURVEYING, LLC

1700 N 70TH AVENUE, SUITE 104 Phone: (602) 972-2300  
GLENDALE, AZ 86305 contact@allianceland.com  
www.alliancelandsurveying.com

SHEET: 2 of 2 DATE: 7-7-22 JOB NO: 220532