



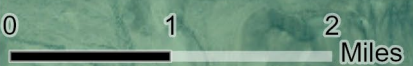
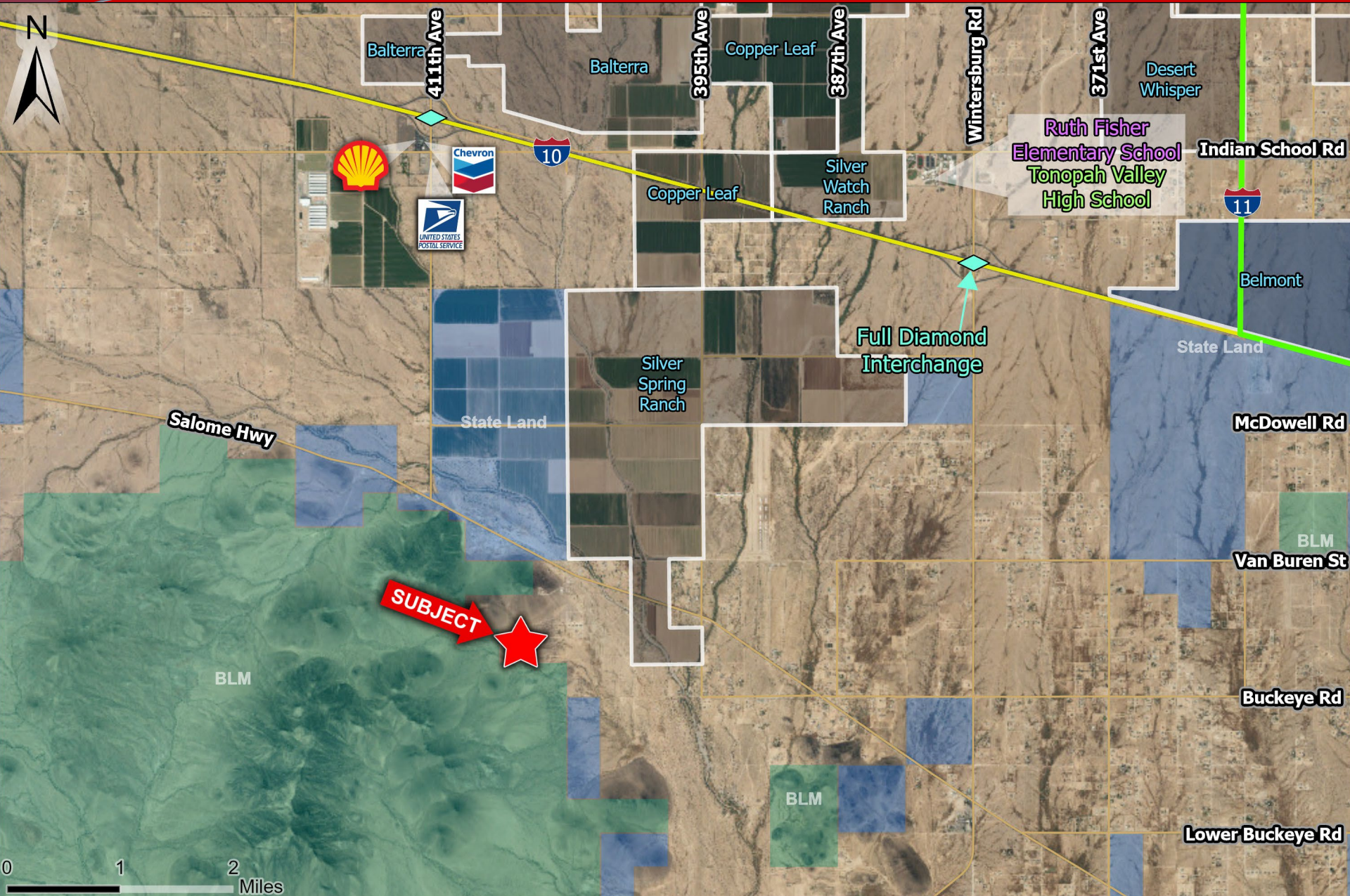
- **Size:** 20 Acres
- **Zoning:** RU-43 (Residential, minimum 1 acre lots)
- **Price:** \$180,000 (+/- \$9,000 per acre)
- **Comments:**
 - ✓ Cheap price per acre located in a secluded area of Tonopah, AZ.
 - ✓ Huge parcel perfect for large acreage custom home site, or buy and split play.
 - ✓ Permanently unobstructed views to the West and South due to federal land border.
 - ✓ Seller financing available with 25% down, 9% interest, carry for 1-3 years. Buyer may amortize over a longer period if desired.

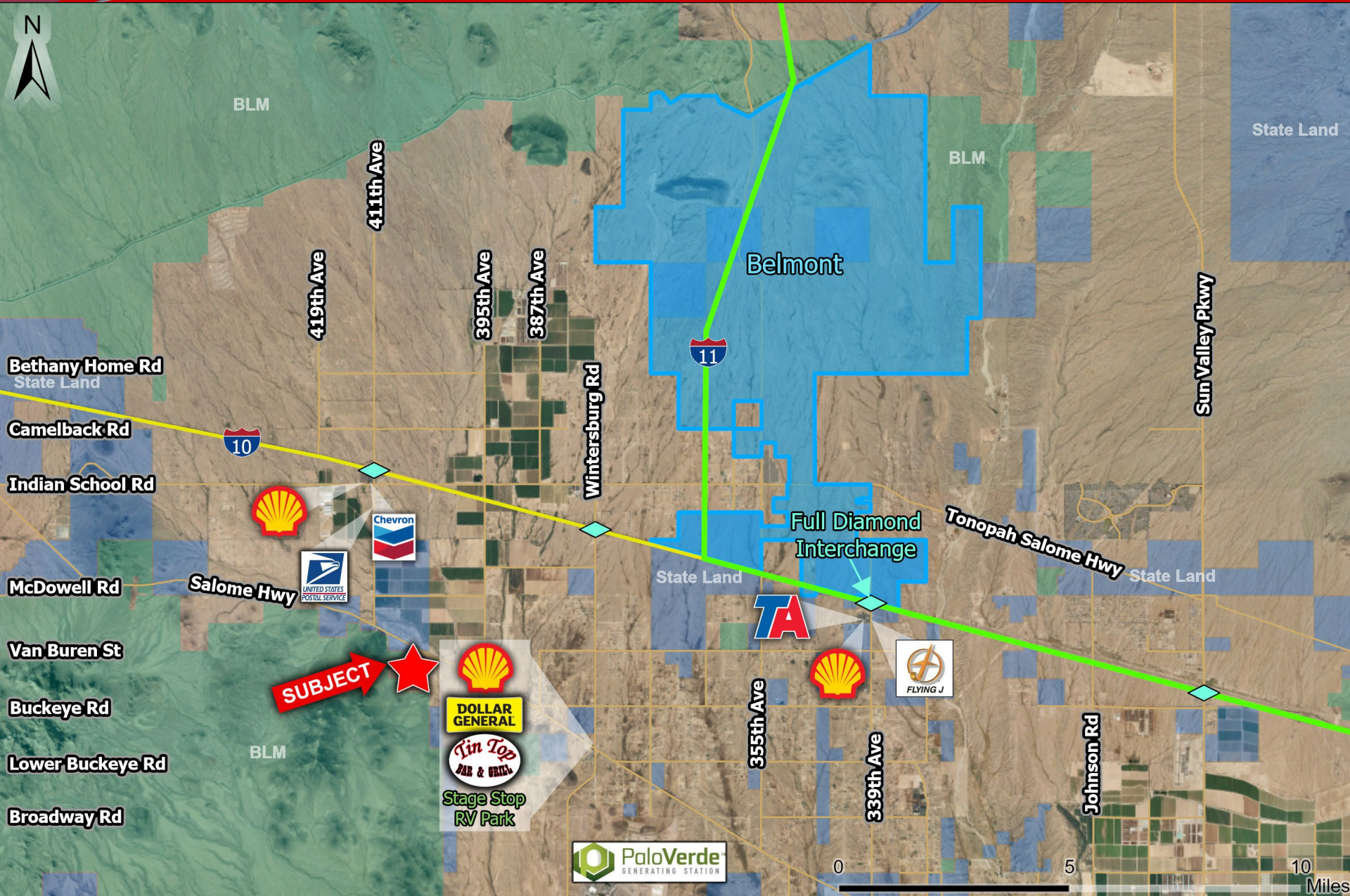
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Insight Land & Investments
7400 E McDonald Dr, Ste 121
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602.385.1535
www.insightland.com

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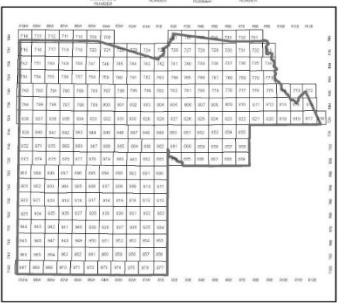
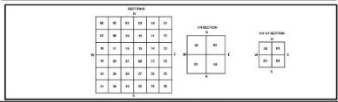
JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com






MARICOPA COUNTY
STATE OF ARIZONA

SECTION 12 T01N R07W
842 - 12 - 00 - 00





Parcels updated within this map



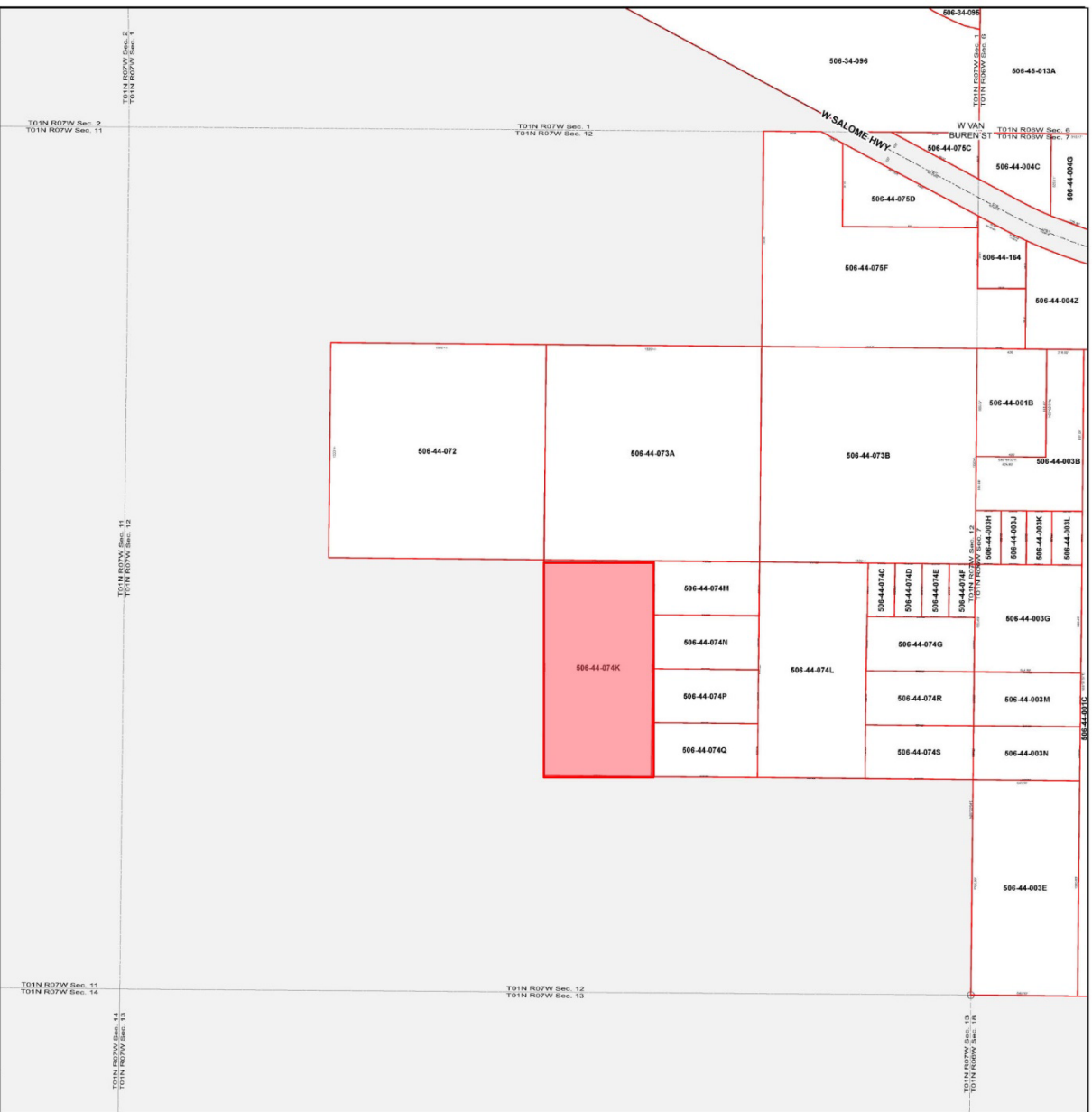
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MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W Jefferson Street
Phoenix, AZ 85003
Date: 6/21/2024
<https://mcaassessor.maricopa.gov>

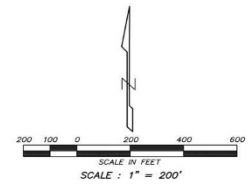
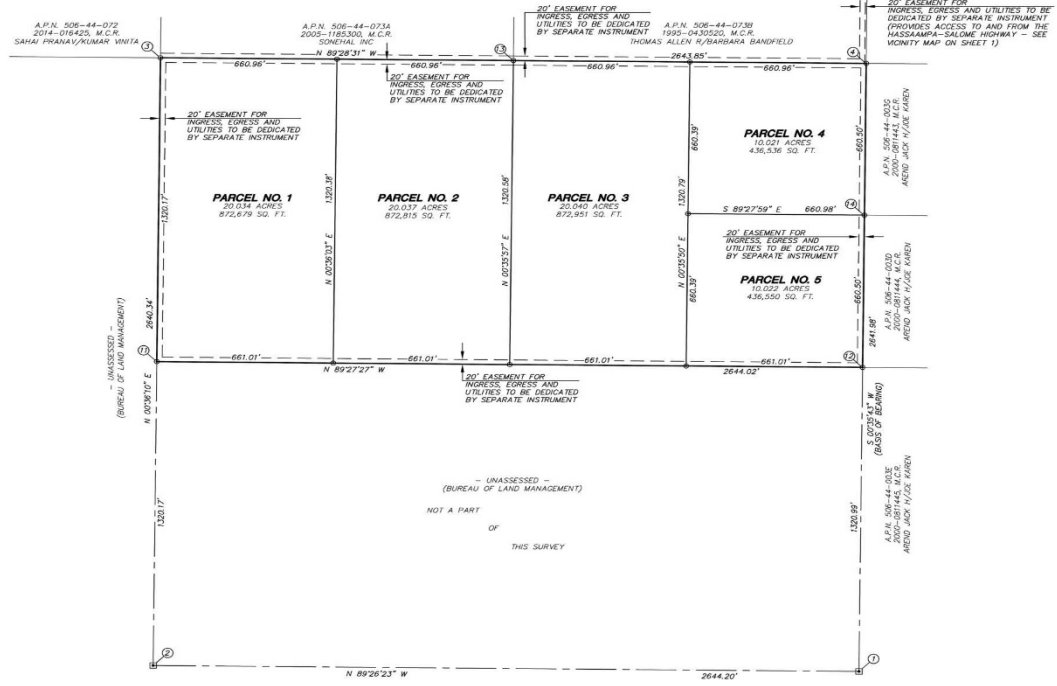


LEGEND:
 Parcels
 Sections
 Centerlines
 Lots
 Section Corners
 Subdivisions

Disclaimer - Indemnification
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 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.
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SE 1/4, SEC. 12, T1N, R7W



LEGEND

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

MONUMENT TABLE

①	SE. COR. SEC. 12 - FND G.L.O. BRASS CAP
②	S 1/4 COR. SEC. 12 - FND G.L.O. BRASS CAP
③	CEN. OF SEC. 12 CALCULATED BY MATHEMATICAL INTERSECTION - SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/CAP L.S. 39854 WHICH WAS SET PER R.O.S. (R1) - THE FOUND REBAR IS N 65°44'20" E 4'18" OF THE CALCULATED CENTER OF SEC. AND THE FOUND REBAR WAS NOT ACCEPTED
④	E 1/4 COR. SEC. 12 - FND G.L.O. BRASS CAP
⑤	NE COR. SEC. 12 - FND MARICOPA COUNTY ALUMINUM CAP AS SHOWN ON (R2)
⑥	N 1/4 COR. SEC. 12 - FND MOUND OF STONES - SET 1/2" REBAR WITH 3" ALUMINUM CAP L.S. 31020 - THIS POSITION IS IN HARMONY WITH R.O.S. (R3)
⑦	W 1/4 COR. SEC. 12 - FND G.L.O. BRASS CAP
⑧	S 1/4 COR. SEC. 2 - FND G.L.O. BRASS CAP
⑨	E 1/4 COR. SEC. 2 - FND G.L.O. BRASS CAP IN HANDHOLE
⑩	NW COR. SEC. 12 CALCULATED BY DOUBLE PROPORTION SET 1/2" REBAR WITH 3" ALUMINUM CAP L.S. 31020 - ALSO FND MOUND OF STONES, S. 80°25'01" W, 10.91'
⑪	SW COR. N. 1/2, SE. 1/4, SEC. 12 - SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/CAP L.S. 39854 WHICH WAS SET PER R.O.S. (R1) - THE FOUND REBAR IS N 63°04'01" E 2'08" OF THE SET PROPERTY CORNER AND THE FOUND REBAR WAS NOT ACCEPTED
⑫	SE. COR. N. 1/2, SE. 1/4, SEC. 12 - SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/ CAP L.S. 28723 S. 85°04'36" E 1.88'
⑬	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/TAK L.S. 39854 WHICH WAS SET PER R.O.S. (R1) THE FOUND REBAR IS N. 65°18'55" E 2.05' OF THE SET PROPERTY CORNER AND THE FOUND REBAR WAS NOT ACCEPTED
⑭	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/ CAP L.S. 28723 S. 85°22'57" E. 0.82'



OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 ADRIAN FONTES
 2018050517 08/28/2018 02:44
 BOOK 1406 PAGE 22
 ELECTRONIC RECORDING
 180624R-2-1-1-M-
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