



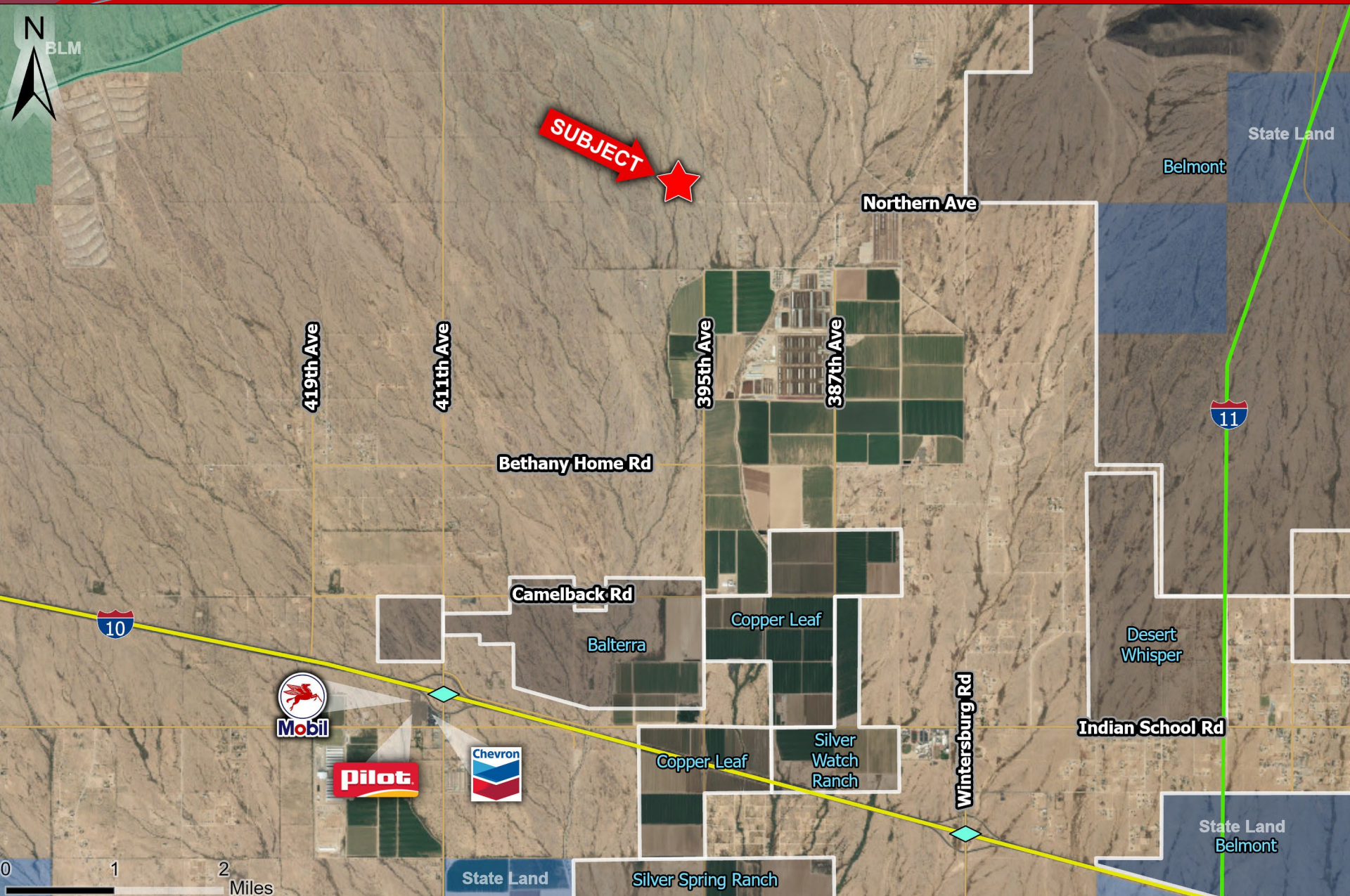
- **Size:** 5 Acres
- **Zoning:** RU-190
- **Taxes:** \$166.40 (2023)
- **Price:** \$75,000 (\$15,000 per acre)
- **Comments:**
 - ✓ Excellent location within Tonopah highlighting beautiful scenery and mountain views in multiple directions.
 - ✓ Very flat, buildable lots.
 - ✓ ZERO floodplain or floodway 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.

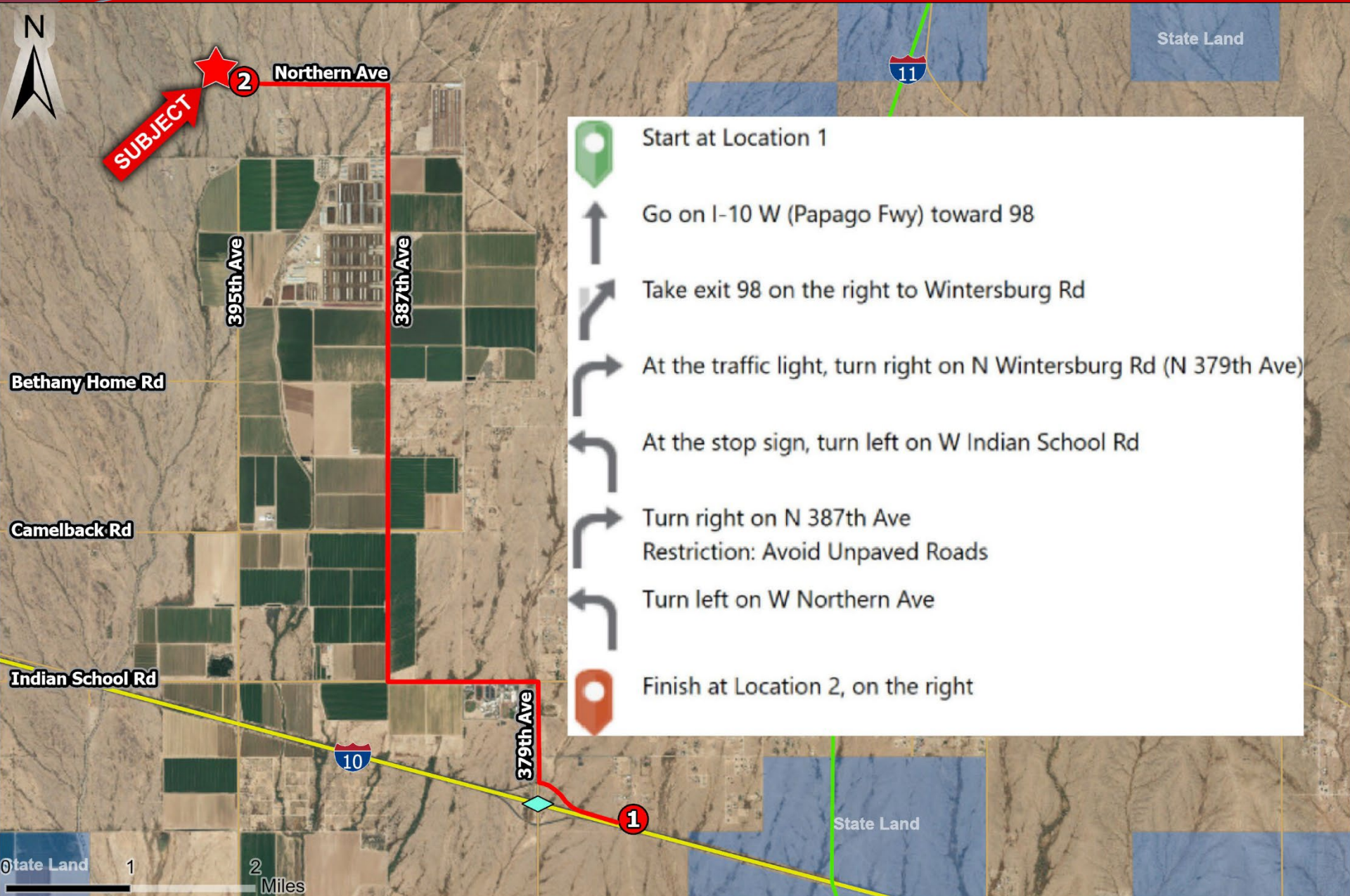
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Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
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JOE WERNER
(Owner / Agent)
Direct: 602-385-0567
jwerner@insightland.com





-  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

