

ON-SITE AUCTION WITH ONLINE BIDDING | TONOPAH, ARIZONA

# 10+ ACRE PROPERTY OFFERED IN 5 PARCELS OR ENTIRETY



**Lot A: 1.25± Acres**

- Citrus trees
- An elevated building pad
- Amazing views

**Lot B: 1.25± Acres**

- Citrus trees
- 840± sq ft affixed single-wide home
- 384± sq ft metal building for use as a garage/workshop/storage

**Lot C: 1.25± Acres**

- Ready to build

**Lot D: 1.25± Acres**

- Ready to build

**Lot E: 5± Acres**

- Irrigation well
- Grandfathered groundwater right (16.45± acre-foot annual allotment)
- Lots of agricultural possibilities
- Near Hassayampa River
- Maricopa County R-43 rural residential zoning allows for horses and animals
- Excellent investment opportunity to construct homes
- Owner Financing Terms Available!

Don't miss your chance to purchase this 10± acre property for sale in Maricopa County, Arizona. The property includes an irrigation well, citrus trees and a large garden on a gravity drip system. The land is being offered in 5 parcels and owner financing is available - buy one parcel or buy them all!



**PREVIEW & INSPECTION DATES**

FEB 17, 20, 24  
1 PM - 4 PM

FEB 27  
11 AM - 1 PM

**ON-SITE AUCTION**

**SAT, FEB 27 • 1 PM MT**

Property Location: 3025 S. 331<sup>st</sup> Ave, Tonopah, AZ 85354

**ON-SITE AUCTION WITH ONLINE BIDDING**

EXCLUSIVELY OFFERED BY:



John Payne, Auctioneer



Stewart Larsen, Broker

**Come Bid On-Site or Register to Join Live as an Online Bidder!**

For More INFORMATION  
Visit or Call:



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**10± Acres in Maricopa County  
Buy One or All 5 Parcels**

IRRIGATION WELL • READY TO BUILD  
OWNER FINANCING AVAILABLE

3364 E Williams Field Rd, Ste103  
Gilbert, AZ 85295

PRSR STD  
ECRWSS  
U.S. POSTAGE  
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Postal Customer**



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Franchise office is independently owned and operated.

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**TONAPAH, ARIZONA**



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