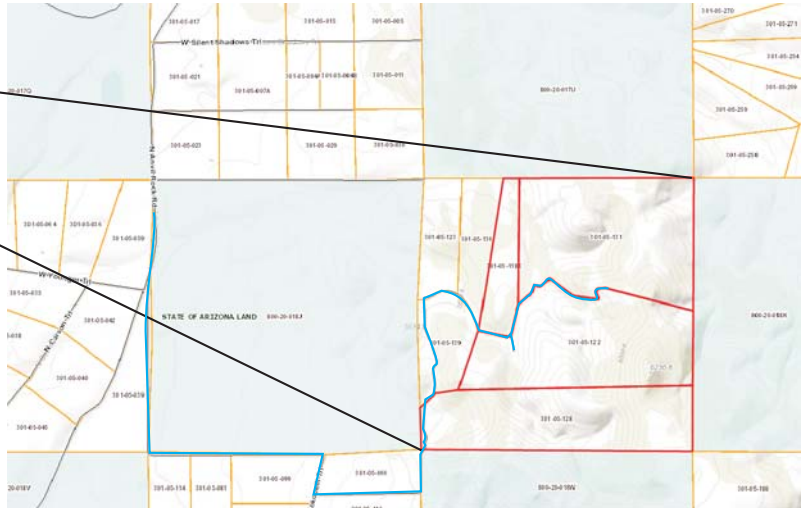
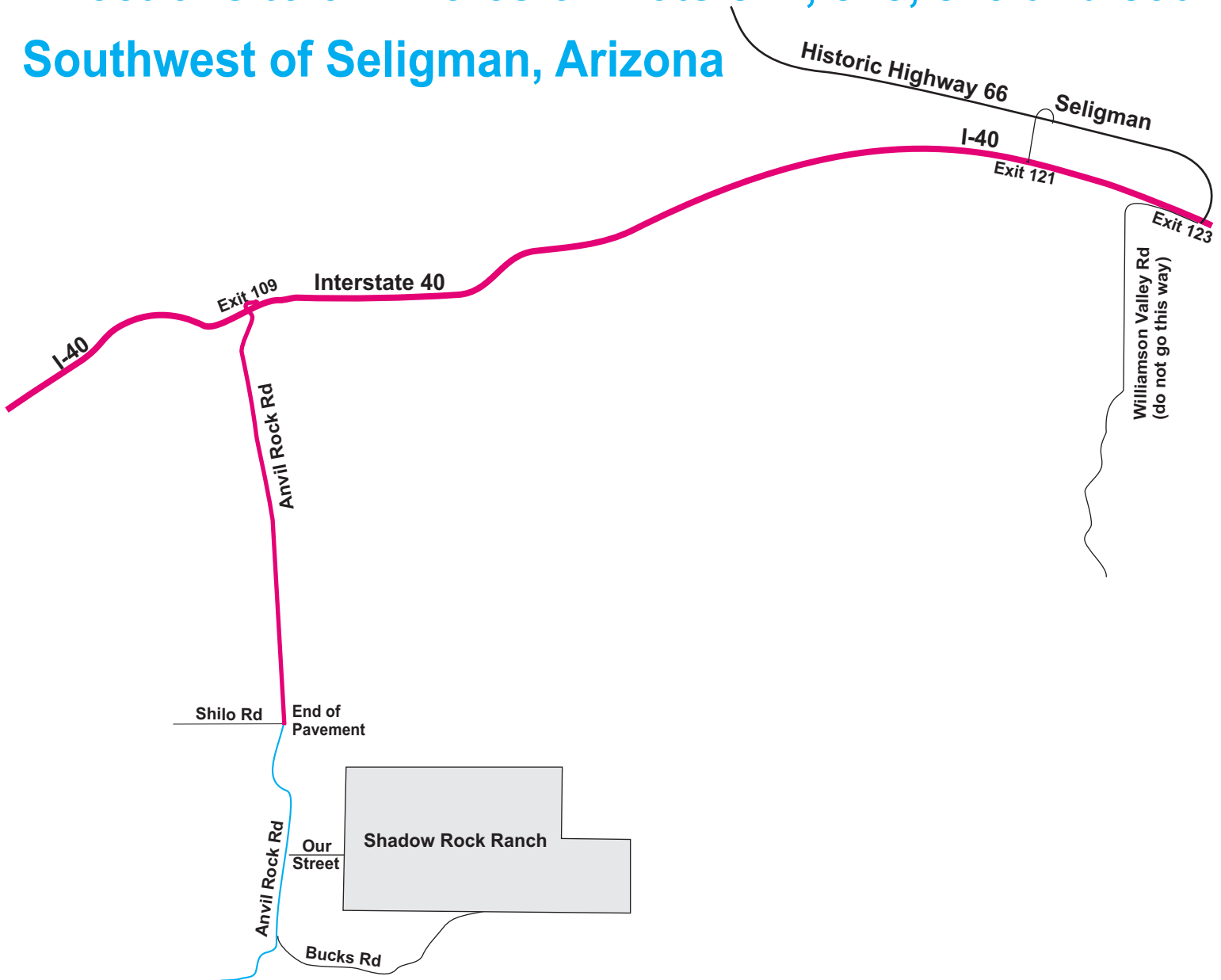


# Directions to 517 Acres on Lots 824, 828, 829 and 830 Southwest of Seligman, Arizona



**Prescott's Land Man**

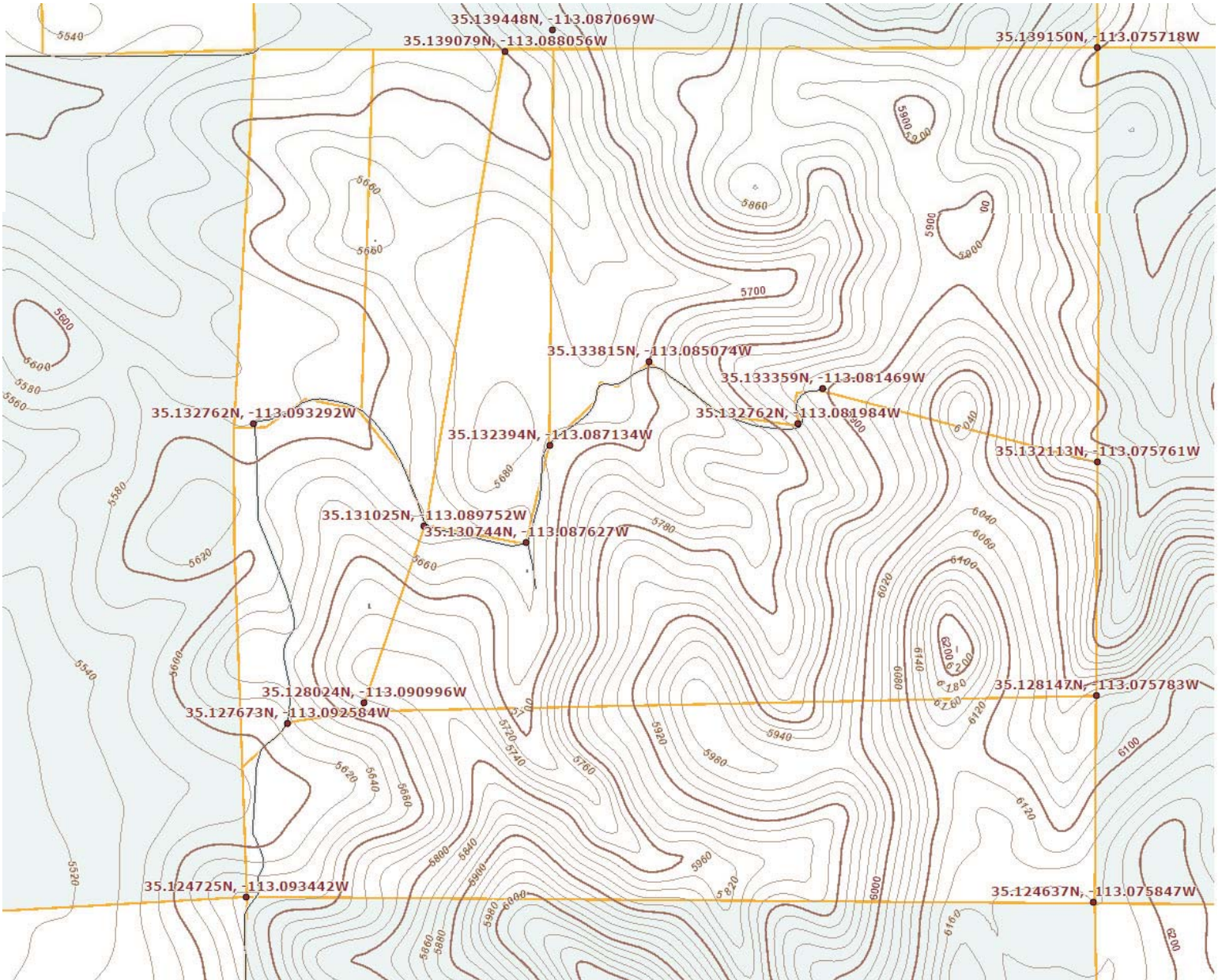


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Contact John Mosier  
Text or call (928) 533-8142  
[JohnMosierAZ@gmail.com](mailto:JohnMosierAZ@gmail.com)  
[SeligmanAZ.US](http://SeligmanAZ.US)

# King of the Mountain at 6,200 feet!

## 517 Acres on Lots 824, 828, 829 and 830



You can be "King of the Mountain" on this 517-acre property. It is one of the largest land offerings in the Seligman Area. This land has it all: mountaintops as high as 6,200 ft, dense forest with Alligator Juniper, One-Seed Juniper and Pinon Pine, cliffs and rock outcroppings, forever views and sections of Arizona State Trust Land on four sides. It is priced to sell quickly at \$300,000 for the whole 517 acres. Owner May Carry on terms of \$60,000 down, 10% interest for 10 years. I think it is priced right, especially considering his terms.



**Prescott's  
Land Man**

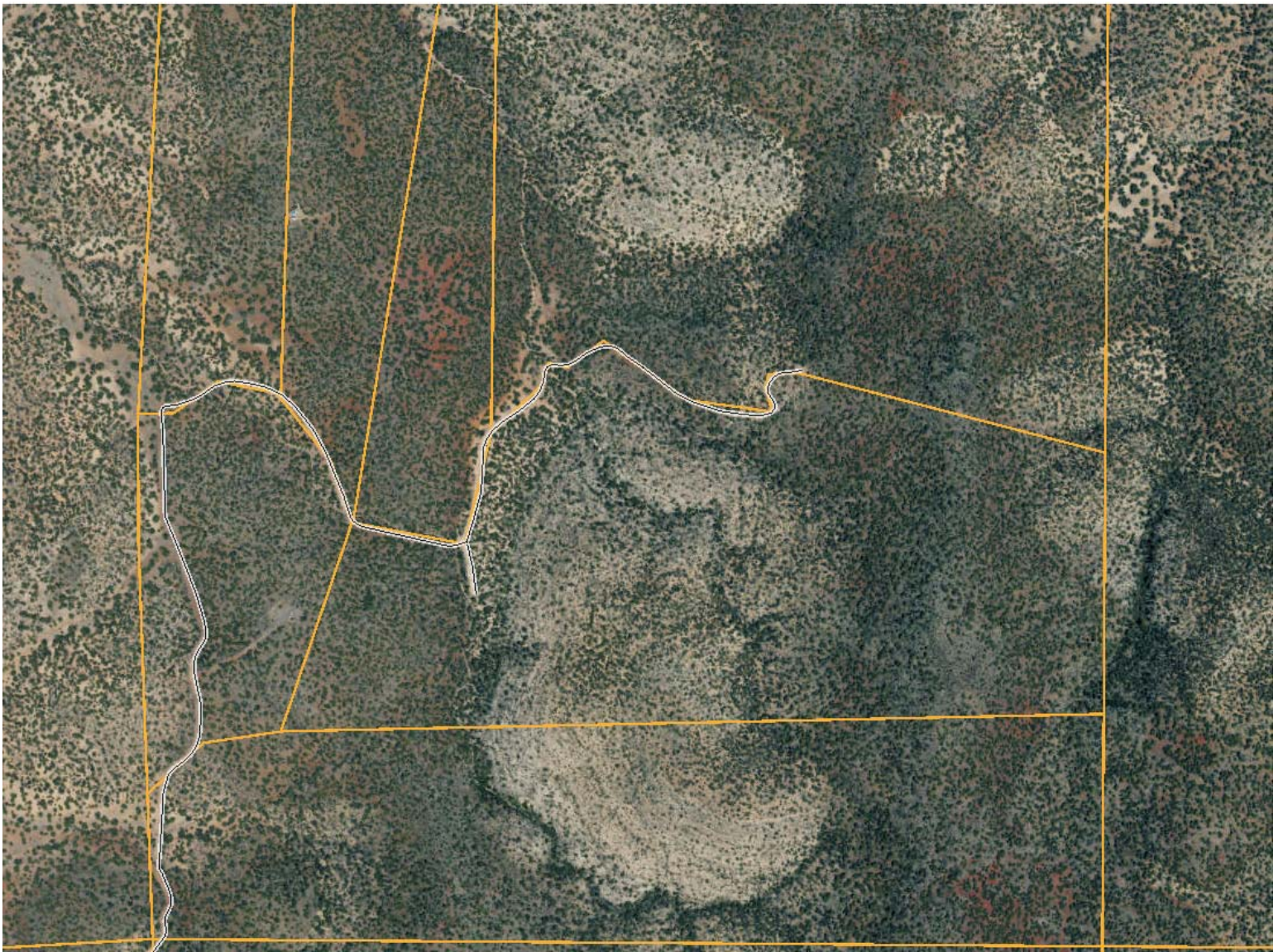
Contact John Mosier  
Text or call (928) 533-8142  
[JohnMosierAZ@gmail.com](mailto:JohnMosierAZ@gmail.com)  
SeligmanAZ.US



EQUAL HOUSING  
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## Prescott's Land Man



Contact John Mosier  
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[JohnMosierAZ@gmail.com](mailto:JohnMosierAZ@gmail.com)  
[SeligmanAZ.US](http://SeligmanAZ.US)

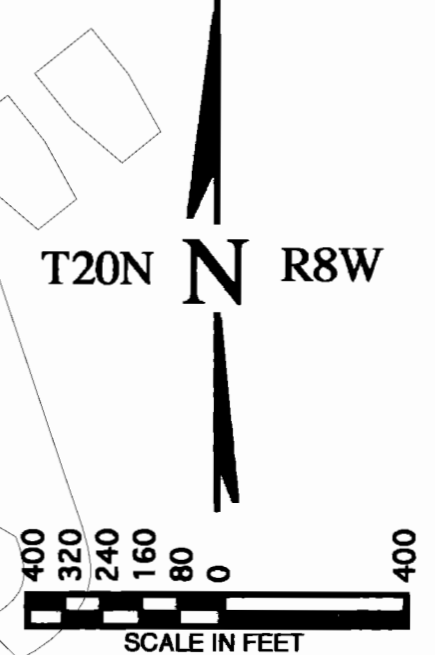
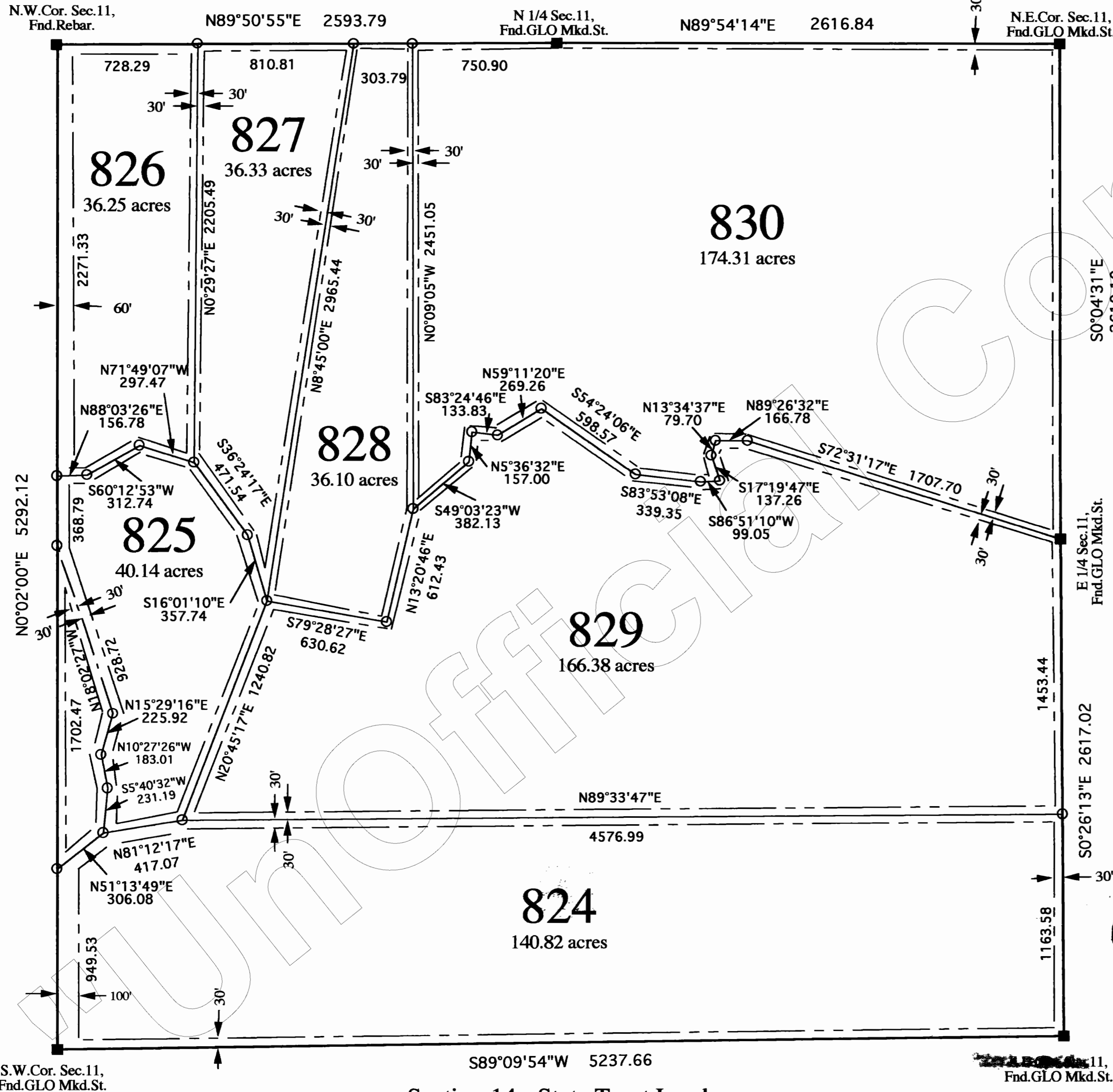
49145 L.S.

# Sierra Verde Ranch - Unit XVI

Section 11, T20N, R8W,  
G. & S.R.B. & M., Yavapai County, Arizona.

Record of Survey  
Sheet 3 of 3 Sheets

## Section 2 - State Trust Land

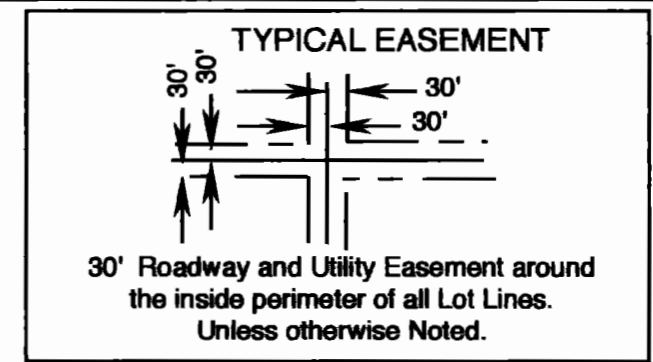


Basis of Bearing: SVR U11-Sec 5, Rec. at Bk. 43, Pgs. 31-36 of LS, Y.C.R.

LEGEND	
---	Easement SEE NOTE
○	Set 2" Al. Cap LS 19849
■	Monument (see description)
X	Calculated Corner

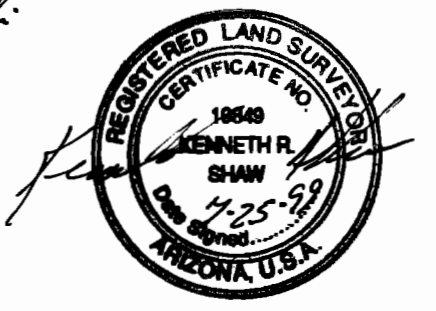
**NOTE:**  
This drawing does not reflect any RIGHTS-OF-WAY, EASEMENTS or other ENCUMBRANCES which would be revealed by a current TITLE REPORT.

**NOTE:**  
**Multipurpose Non Fencing Easement:**  
Easements for the purposes of Roads, Utility, Drainage, Cattle, Egress & Ingress, Horseback Riding and Hiking.  
AND ARE NOT TO BE FENCED OFF.



# 3175064  
MADE AND RECORDED AT REQUEST OF  
*First American Title Co.*  
Aug. 6, A.D. 1999  
AT 11:17 O'CLOCK P.M.  
BOOK 494 Land Survey &  
PAGE 45

**Patsy Jenney-Colon**  
Surveyor  
*Anthony J. Sanelli*  
Surveyor



**Shaw Surveying**  
P.O. Box 1123 - Snowflake, Az.  
(520)-536-4023 July 17, 1999.

Section 10 - State Trust Land

Section 12 - State Trust Land

Section 14 - State Trust Land