



## Turquoise Estates — Available Lots & Prices (October 2026)

Listed by Dirt Road Real Estate

Dolan Springs, Mohave County, Arizona · 160-acre, 33-lot off-grid subdivision with 31 lots still available · approximately 5-acre lots · Next to the 30,760-acre Mount Tipton Wilderness · Rough-graded lots with rough-graded driveways (Lot 20 is raw land) · About 90 minutes from Las Vegas · From \$12,900

| Lot                 | APN               | Acres                  | Price                    | Financing                                                        |
|---------------------|-------------------|------------------------|--------------------------|------------------------------------------------------------------|
| Lot 3               | 316-05-004        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 6               | 316-05-007        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 9               | 316-05-010        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 10              | 316-05-011        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 11              | 316-05-012        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 13              | 316-05-014        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 14              | 316-05-015        | approximately 5 acres  | <b>\$27,900</b>          | Terms A: \$6,975 down, then \$404.54/mo × 60 or \$636.58/mo × 36 |
| Lot 15              | 316-05-016        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 16              | 316-05-017        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 17              | 316-05-018        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 18              | 316-05-019        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 19              | 316-05-020        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 20              | 316-05-021        | approximately 5 acres  | <b>\$22,900</b>          | Terms A: \$5,725 down, then \$332.04/mo × 60 or \$522.50/mo × 36 |
| Lot 21              | 316-05-022        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 22              | 316-05-023        | approximately 5 acres  | <b>\$27,900</b>          | Terms A: \$6,975 down, then \$404.54/mo × 60 or \$636.58/mo × 36 |
| Lot 23              | 316-05-024        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 24              | 316-05-025        | approximately 5 acres  | <b>\$24,900</b>          | Terms A: \$6,225 down, then \$361.04/mo × 60 or \$568.13/mo × 36 |
| Lot 25              | 316-05-026        | approximately 5 acres  | <b>\$18,900</b>          | Terms A: \$4,725 down, then \$274.04/mo × 60 or \$431.23/mo × 36 |
| Lot 26              | 316-05-027        | approximately 5 acres  | <b>\$14,900</b>          | Terms B: \$10,000 down, then \$149.07/mo × 36                    |
| Lot 27              | 316-05-028        | approximately 5 acres  | <b>\$24,900</b>          | Terms B: \$10,000 down, then \$453.29/mo × 36                    |
| Lot 29              | 316-05-030        | approximately 5 acres  | <b>\$26,900</b>          | Terms A: \$6,725 down, then \$390.04/mo × 60 or \$613.76/mo × 36 |
| Lot 30              | 316-05-031        | approximately 5 acres  | <b>\$24,900</b>          | Terms B: \$10,000 down, then \$453.29/mo × 36                    |
| Lot 31              | 316-05-032        | approximately 5 acres  | <b>\$14,900</b>          | Terms B: \$10,000 down, then \$149.07/mo × 36                    |
| Lot 32              | 316-05-033        | approximately 5 acres  | <b>\$12,900</b>          | Terms B: \$10,000 down, then \$88.22/mo × 36                     |
| Lot 33              | 316-05-034        | approximately 5 acres  | <b>\$12,900</b>          | Terms B: \$10,000 down, then \$88.22/mo × 36                     |
| Lots 35 & 36 (pair) | 316-05-036 & -037 | approximately 10 acres | <b>\$14,900 for both</b> | Terms B: \$10,000 down, then \$149.07/mo × 36                    |
| Lot 39              | 316-05-040        | approximately 5 acres  | <b>\$12,900</b>          | Terms B: \$10,000 down, then \$88.22/mo × 36                     |
| Lot 40              | 316-05-041        | approximately 5 acres  | <b>\$12,900</b>          | Terms B: \$10,000 down, then \$88.22/mo × 36                     |
| Lot 41              | 316-05-042        | approximately 5 acres  | <b>\$12,900</b>          | Terms B: \$10,000 down, then \$88.22/mo × 36                     |
| Lot 42              | 316-05-043        | approximately 5 acres  | <b>\$12,900</b>          | Terms B: \$10,000 down, then \$88.22/mo × 36                     |

**Package special: Lots 17–18 & 23–24 for \$80,000 (approximately 20 acres (4 lots)). Terms A: \$20,000 down, then ~\$1,825.32/mo × 36 or ~\$1,159.97/mo × 60 at 6% (P&I). Also: Lots 33 & 39–42 for \$58,050 (10% off \$64,500; approximately 25 acres (5 lots)), \$50,000 down. Call for**

**details.**

Lots 35 and 36 are sold together only, as one contiguous pair of approximately 10 acres.

**Owner financing**

- Terms A: 25% down, 6% interest, your choice of 36 or 60 monthly payments.
- Terms B: \$10,000 minimum down, balance at 6% interest over 36 monthly payments. More down lowers the payment.

Owner financing for qualified buyers; no bank needed. Payments shown are principal and interest only, exclude property taxes, and are estimates. Each lot's row shows which terms apply (Terms A or Terms B). Final terms are set in your written agreement.

**Listed by Dirt Road Real Estate**

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Offered by Lost Horizon LLC and Lost World LLC

*A public report is available on the state real estate department's website.*

Off-grid solar (no grid). Water hauled today; no wells on site. Septic: Mohave County permit (many lots expected conventional; some rockier lots likely raised/alternative — get a perc test). RV camping: Mohave County \$37.K generally allows short-term occupancy without a special permit ( $\leq 14$  consecutive days and  $\leq 30$  days/year, with proper wastewater disposal); longer stays need a temporary/special zoning permit and approved wastewater. Verify with Mohave County Development Services.

*\*Every lot is approximately 5 acres. Prices and availability subject to change. Acreage is approximate; buyers should verify access, water, utilities, zoning and intended use.*

*Showings: preferably schedule with Sean at 928-715-2224; self-guided tours are fine.*