

Turiya Off Grid  
Eco-Village Community  
**LOT SALES**





[Click here](#) for  
video tour



# The Rundown

Turiya is 160 acres of beautiful nature that's being developed into a retreat center and eco village.

Here, you can secure a private piece of land and enjoy the freedom of off-grid living, paired with access to many amazing amenities and perks.

No zoning or permits required.

17

Lots

0.5-5 Acres

Prices

from

\$70,000 to

\$395,000



# YOUR LAND

Some of what it comes with

Unlimited Use  
of natural  
pools &  
outdoor  
saunas







## Harvest Share

Food forest

Veggie gardens

Orchards &

Wild berry patches



# YOUR LAND

Your land includes access to shared spaces designed to promote wellness and connection, including gardens, trails, and gathering areas. These spaces are managed as part of the overall community vision.

## Free Access to:

Orchard

Berry patches

Herb garden

Meditation gardens & paths

Hiking paths

Community dome &  
activities

Natural pools

Saunas

Float tanks

Outdoor kitchen

Shade areas

## Access at nominal cost:

(Our goal is to run these largely at minimal cost to the community)

Holistic health center

EMT on site

Naturopath on site

Waldorf day care &  
grade school

Greenhouse cafe

Veggie garden

Food forest

Primary water well



# You Choose Where You Want to Be







You're only 95 miles from the Grand  
Canyon & 103 miles from Sedona



# The Vision

[Click here for  
vision video](#)



## What's being built

Turiya is being created as a sacred space for people to come and learn to live in harmony with themselves, nature and each other.

You own your lot but share the garden, pool and other spaces and amenities with everyone this makes for a well tended community infrastructure.

A major pillar of our project is to prove people can take care of each other and the earth in a good way.

We strive to be one of the most successfully multi-generation eco villages in the world.

We are creating the infrastructure a village needs to take care of itself. We've already attracted a site manager, gardener, eco designer and caretakers.





Yes, what this project has to offer is amazing. And yes we are going to build beautiful spaces that will make the experience even more attractive. But the truest wonder of this project is what we will create as a community.

In today's world more and more people suffer from feeling alone, chronic illnesses and mental health challenges. I myself had to overcome severe burnout, and chronic fatigue. Kids can't just go outside by themselves and play. They are being robbed of a magical childhood. I had to constantly fight to get my kids off their screens and phones.

Studies show modern humans have hundreds of synthetic compounds in their blood, some passed from mother to child in utero.

Rising rates of autoimmune disorders, neurological issues, infertility, hormonal imbalances, and cancers are increasingly linked to toxic overload.

The  
world is  
facing major  
physical &  
mental  
health  
crises

We  
can  
help reverse  
all  
of this



# **Children today are born pre-polluted—umbilical cord blood contains 200+ chemicals.**

## **Why?**

- **The average person uses 9+ personal care products daily, containing 126+ unique ingredients.**
- **Pharmaceuticals, especially antidepressants, statins, and antibiotics, are used widely—and often chronically.**
- **Homes are often chemical soup containers—off-gassing from furniture, carpets, paints, and flame retardants.**
- **Heavy use of fragranced products, which release VOCs (volatile organic compounds).**
- **Ultra-processed foods dominate diets.**
- **Common exposure to food preservatives, colorants, artificial sweeteners, GMOs, pesticide residues.**

**🚫 Even “healthy” foods may carry a burden of toxic agrochemicals and heavy metals (e.g., arsenic in rice).**

- **Over 86,000 chemicals registered with the EPA; thousands more unregulated globally.**
- **Higher exposure to glyphosate (Roundup), endocrine disruptors (like BPA, phthalates), PFAS (“forever chemicals”), flame retardants, and microplastics.**

**And not to forget:**

**Constant exposure from WiFi, cell towers, Bluetooth devices, smart meters, and wearables.**





Because of all of this we are in a prime position to show the world that by keeping our soil, water and air clean, growing our own food, limiting EMF, caring for each other and honoring nature we can create a sustainable, peaceful and healthy way of living.

The community intends to build shared amenities over time. These developments are not dependent on any single purchase and are subject to change.



**We will have community spaces like a greenhouse cafe and covered out door picnic areas**







**Imagine using and sharing this dome for fun activities**



**The vision is for you to be able to get up and enjoy yoga or meditation with people you love & come together as a community after a fulfilling day of work for dancing, playing music and to share home cooked meals.**



# Imagine Living in an Adobe House

Adobe houses—made from natural materials like clay, sand, straw, and water—offer several health and wellness benefits, especially in arid environments like the American Southwest. Here's how they support human health:


1. **Natural Temperature Regulation:** Adobe's thick earthen walls absorb heat during the day and release it at night, maintaining a stable, comfortable indoor temperature without needing constant artificial heating or cooling. This reduces exposure to extreme temperatures and improves sleep quality.
2. **Non-Toxic Materials:** Adobe construction uses natural, non-toxic materials, meaning fewer volatile organic compounds (VOCs) or synthetic chemicals are released into the home environment—supporting better indoor air quality.
3. **Humidity Control:** Adobe breathes—it naturally regulates humidity by absorbing and releasing moisture, helping to prevent mold growth and maintain respiratory health.
4. **Acoustic Comfort:** The density of adobe blocks out noise, creating a quiet, peaceful atmosphere that can reduce stress and support mental well-being.
5. **Grounding & Biophilic Design:** Living in a home built from earth materials promotes a sense of connection to nature, which research shows can lower stress levels, reduce blood pressure, and enhance overall mood.

In essence, adobe homes provide a harmonious, eco-friendly, and health-conscious living environment rooted in traditional building wisdom.

Plus they are super affordable to build.







# Using Your Land: Hosting Nature-Lovers or Guests 😊

Some owners may choose to welcome guests to their space, especially those seeking a quiet, off-grid experience immersed in nature. The Grand Canyon area draws visitors from around the world, and Turiya offers a unique, wellness-oriented setting nearby.

Turiya does not manage or facilitate any rental services, and does not guarantee income or occupancy. Any short-term or shared-use activities are the independent choice of the landowner and must comply with PMA rules.

We may provide informational resources, such as referrals to local service providers or off-grid hosting guides, for owners exploring this path.



# Breakdown of typical nightly rates for hotels and Airbnb accommodations within 95 miles of the Grand Canyon

## Hotel Prices Near the Grand Canyon

Category Low Season (Dec–Feb) High Season (Mar–May, Sep–Nov)

Budget Hotels

\$95–\$150

\$150–\$200

Mid-Range Hotels

\$215–\$270

\$270–\$386

Luxury Hotels

\$379–\$505+

\$505–\$600+

Sources: [BudgetYourTrip](#), [Tripadvisor](#)



## Airbnb & Vacation Rental Prices Near the Grand Canyon

Category Low Season (Dec–Feb) High Season (Mar–May, Sep–Nov)

Budget Rentals

\$160–\$200

\$200–\$250

Mid-Range Rentals

\$250–\$355

\$355–\$450

Luxury Rentals

\$450–\$630+

\$630–\$800+

Sources: [Airbtics](#), [Cozycozy](#)



## Notes

- Hotels: Budget options are often found in towns like Flagstaff, Williams, and Page. Mid-range and luxury hotels, such as El Tovar and The Grand Hotel, are closer to the park and may require early booking due to high demand.
- Airbnbs: Many rentals are located in Valle, Williams, and surrounding areas. Unique options like tiny homes and glamping domes are available, with prices varying based on amenities and proximity to the park.



# THINGS NEAR BY:

## Airports:

Phoenix and Las Vegas are both  
3.5 hours away

Flagstaff can be reached in  
1 hour 25 mins



## Shops and Medical :

Williams 45 mins

Flagstaff 1 hour 25 mins

Chino Valley 1 hour 15 mins



## Sedona

Only 2.5 hours 😊





The background of the entire page is a close-up, high-speed photograph of water splashing, creating numerous bubbles and droplets. The water is clear and bright, contrasting with the darker background.

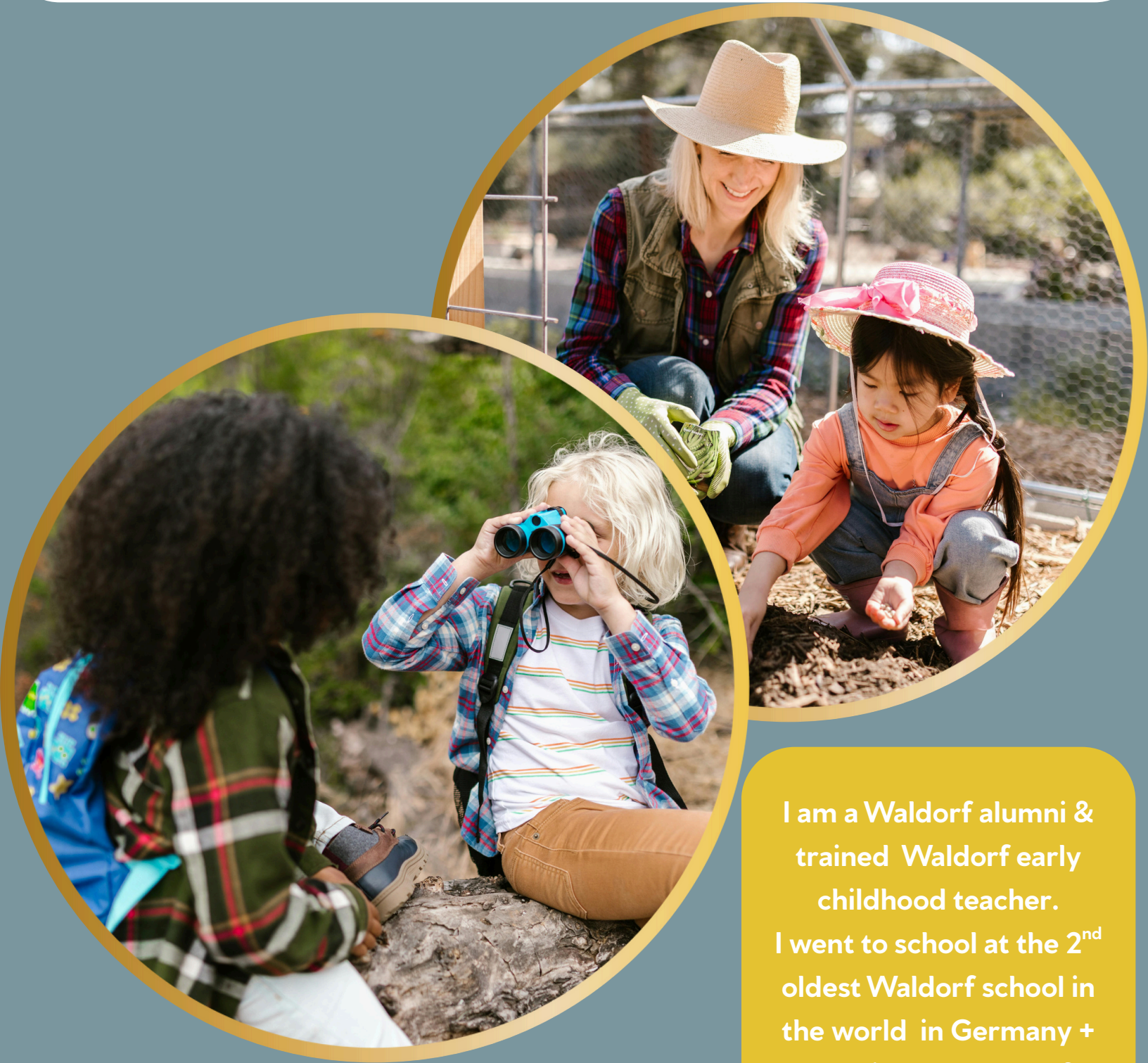
# **Imagine....** Having clean water

## **Turiya is inspired by Blue Zones**

**A Blue Zone is a region where people consistently live longer, healthier lives—often reaching 90 or even 100 years old—while staying active and free from chronic diseases. These areas, identified by researcher Dan Buettner, include places like Okinawa (Japan), Sardinia (Italy), and Nicoya (Costa Rica). The benefits of living in a Blue Zone stem from shared lifestyle traits: strong social connections, a sense of purpose, plant-rich diets, regular physical activity, and low stress levels. These simple, sustainable habits contribute to both longevity and a high quality of life.**



# A Waldorf inspired day care & grade school.....



I am a Waldorf alumni & trained Waldorf early childhood teacher.  
I went to school at the 2<sup>nd</sup> oldest Waldorf school in the world in Germany +  
My kids are Waldorf graduates too.



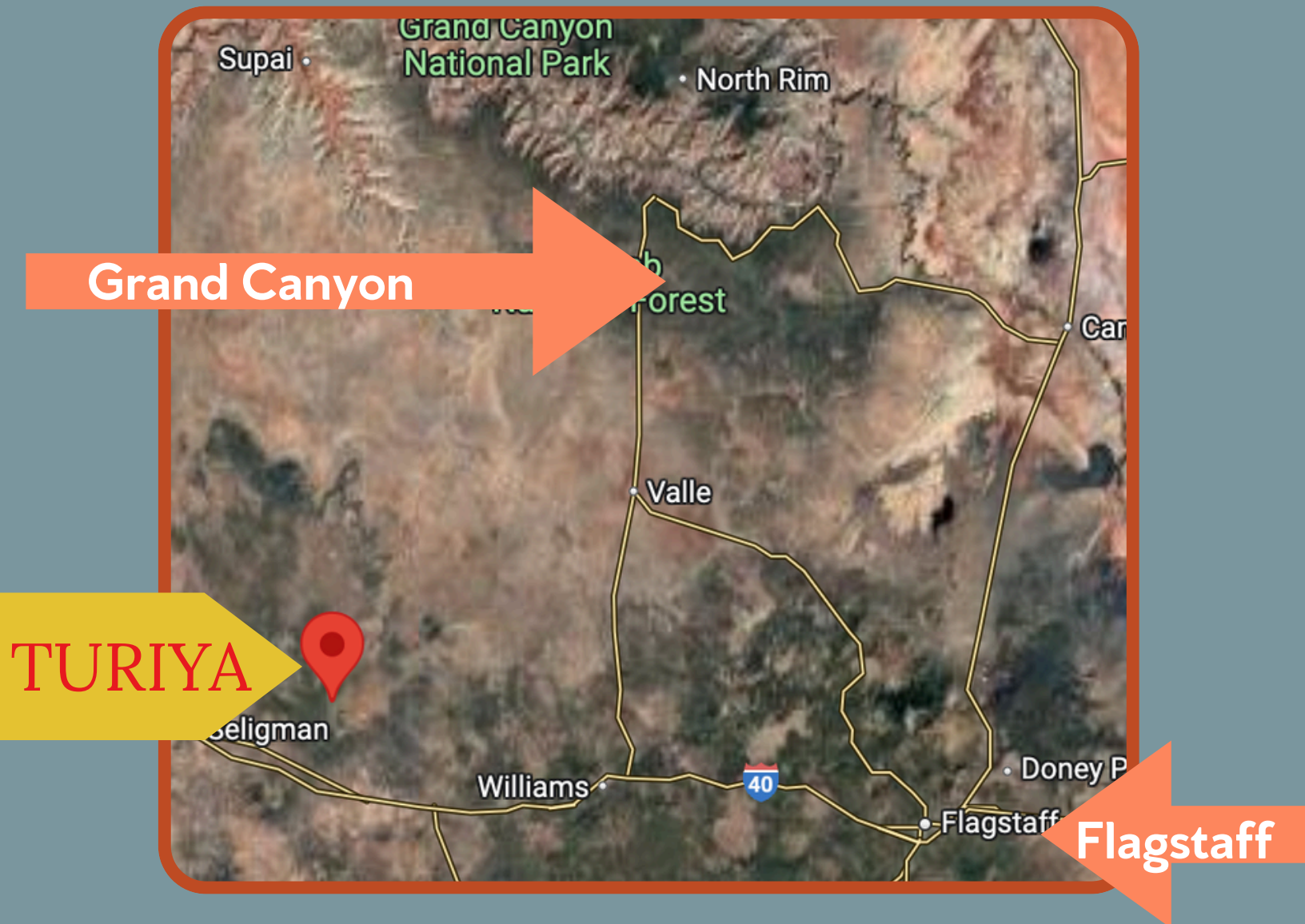
# ..A Holistic Health Center



Helping you and your  
loved ones stay healthy



# LOCATION



Turiya is located in Northern Arizona

1.5 Hours from the south entrance of the  
Grand Canyon &  
1 Hour 25 minutes from Flagstaff



# The Area

TURIYA



40 Minutes from Ash Fork & The  
I-40, mostly surrounded by state land

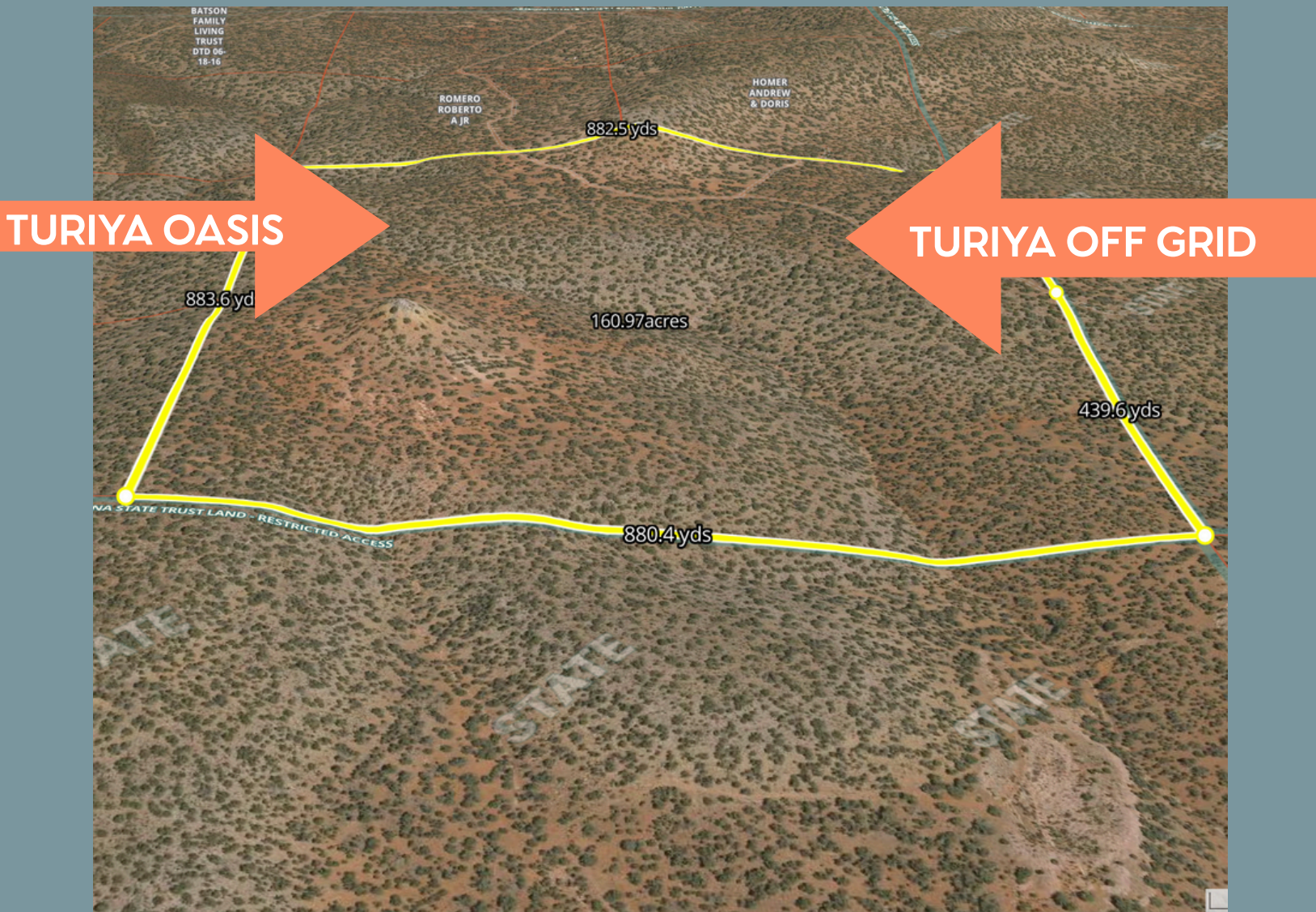
=

almost no neighbors

Ash Fork



# The Land



Turiya is comprised of Turiya Oasis,  
a retreat center & glamping site;  
(Your out of town guests can stay here)  
and Turiya Off Grid.

We are committed to keeping at  
least 50% of the land undeveloped.

Your lot will be inside Turiya Off Grid.



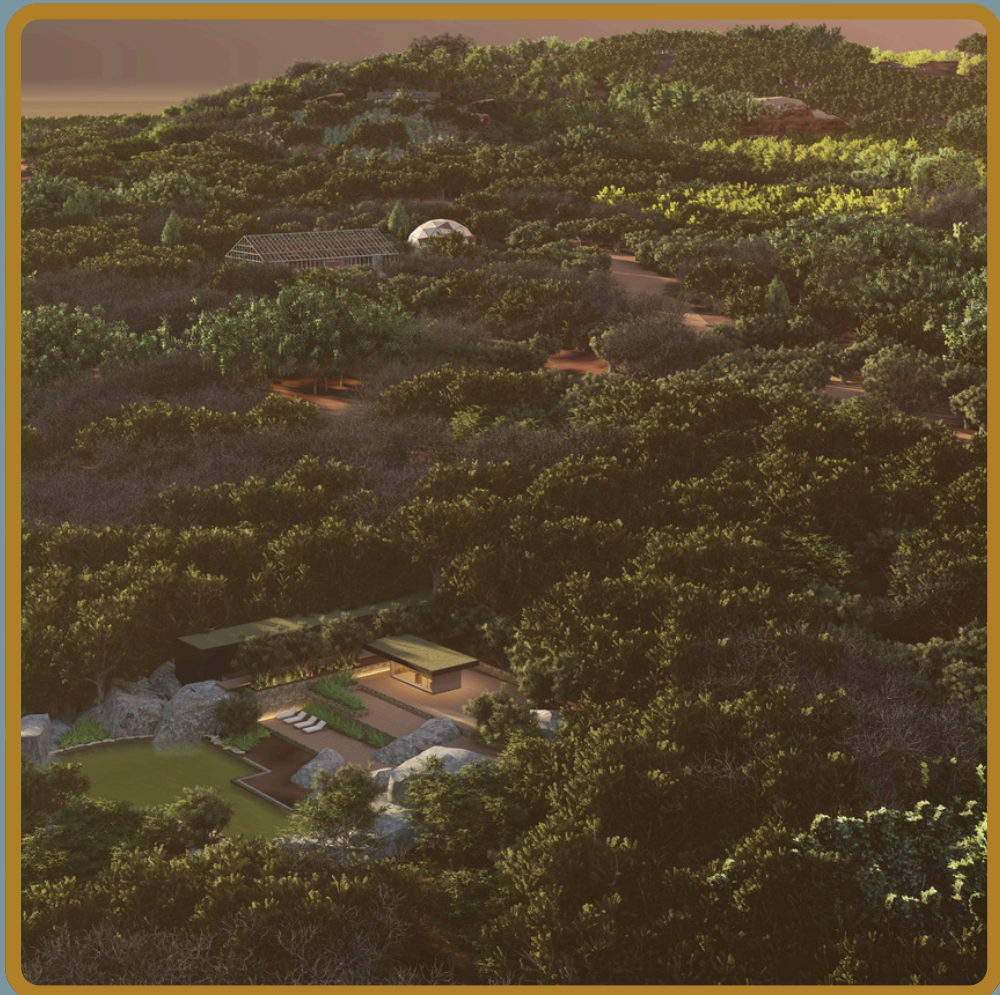
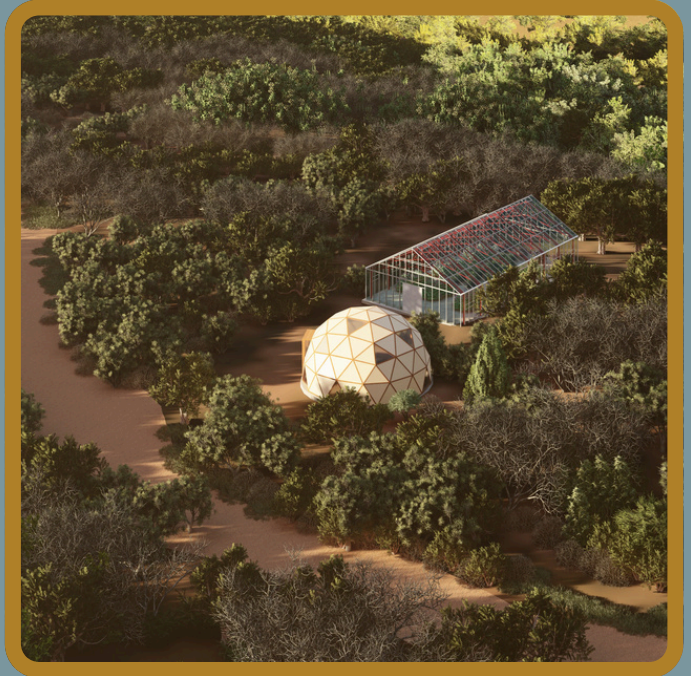
# What's There Right Now



**We even have our own peak**



# What's going to be there





# Our Team



## Tim Nelsen & Carolin Hauser

Head Developers & Founders

Tim: Artist, meditator, teacher and ecological designer. Tim has a unique intuitive grasp of the qualities needed to create a sustainable holistic community. He has worked as an artist, K-12 educator, taught at Waldorf, has been an off grid property manager, carpenter/handyman, and off road tour guide. His passion for creating transformative experiences through creative expression, sustainable building practices and exploring and honoring the natural environment make him a strong steward for the building of a holistic intentional community.

Carolin: A Naturopathic Doctor, Family Constellations Facilitator, and entrepreneur who has built two multi-six-figure businesses and authored two published books. Since arriving in the U.S. in 2004 with under \$100, she's raised two children, served over 5,000 clients, and reached tens of thousands through her work. With expertise in law, marketing, and sales, and a vision for sustainable living, she is driven to create an earth-friendly, off-grid, multi-generational community.



## Kevin MacDormott

Onsite Caretaker and Sitemanager

Kevin has been in the building trades since age 14.

He has many years of experience in concrete work and well as road making and building all types of things. He has helped another eco-development before ours get up and running. And we are super excited to have his man power on the land.





## **Bob Samara**

### **Mindset Coach**

For 46 years, Bob has dedicated his life to helping people succeed through his personal coaching and his IMAGE Seminars. As a result, thousands of people have seen greater success in their relationships, increase in their finances, and experienced more freedom and fulfillment in their lives!



## **Zenka Caro**

### **Innovation Coach**

Zenka Caro has a passion for blending science and spirituality. She is a notable futurist, software architect, and founder of LightNet – a collective intelligence think tank centered around consciousness and making the impossible possible.



## **Jaymie Friesen**

### **Land & Funding Advisor**

Serial entrepreneur. Founding partner of Habitat Botanicals. Successfully exited when acquired by Pela. Worked as GM for Commoditize.net, a \$60M SaaS company, during their acquisition. Developed an online education platform teaching people to live off-grid. Works with over 4500 students worldwide to help them to build & execute on their vision.



## **Tom Woods**

### **Business Development Advisor**

Founded Creator, the "Social" social media platform. Completed Ireland's top accelerator program. Masters in Applied Cognitive Psychology. Raised over \$100,000 for charity in six months. Set up a sales & affiliate system that generates over \$50,000/month.





..And of course let's not forget about our resident guardians and mischief makers....Nala and Loki





# Lot Size & Availability



5 acre lots.....3

2 acre lots.....3

1 acre lots.....3

0.5 acre lots.....8





# LOT PRICING

**0.5 acres.....70k**

**1 acres.....130k**

**2 acres.....245k**

**5 acres.....395k**



# Exit Clause and Making Sure Your Money is Safe

You are purchasing a private piece of land with full beneficial use rights. Owners have the freedom to enjoy their property as they wish, including the option to sell or rent it out in accordance with Turiya PMA rules.





# Legal Structure & Community Rules

Turiya Off Grid is organized as a Private Members Association (PMA). This structure supports a community-oriented lifestyle with shared values and common-sense agreements on land use and conduct.

## Ownership Details:

- Land use is granted via private contractual rights under the PMA, not as part of a business venture or investment offering. Ownership is strictly for personal and private benefit, and not pooled into any shared enterprise.
- Community rules focus on respectful living, environmental care, and peaceful cohabitation.

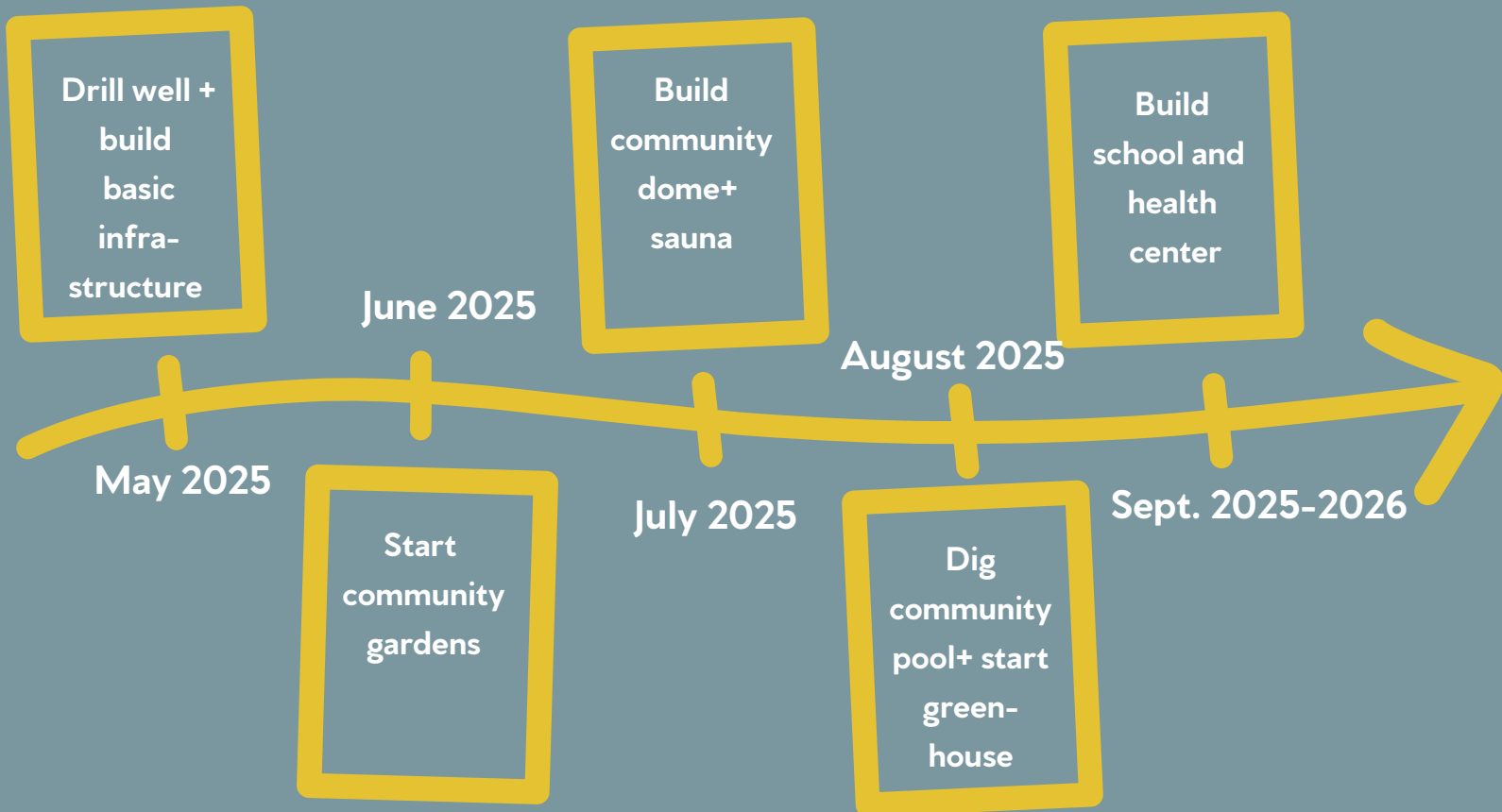
[Example members arrangement here](#)

Turiya is not an investment vehicle. Land is sold solely for private, personal use. No profit, income, or return is implied or guaranteed.





# Development Timeline



Our vision is to have 10 families living at Turiya full & part time by summer 2026 and in 10 years have a maximum of 30



# Payment Installments & Recap

## To Recap:

>You chose your lot  
>You buy your lot  
>You build or bring your choice of eco friendly home + get access to our rolodex of best local builders, material deliverers etc.

>We build the road to your lot + all other communal roads, the veggie garden, food forest, orchard, greenhouse and plant the berry patches.

>We build the community dome and bathrooms, outdoor community kitchen, shade areas, sun bathing terraces, saunas, pools, meditation gardens, school, health center and the water supply.

You get access to all of it..

>If you are interested in sharing your space, we can provide resources and referrals for short-term rental management options. Any rental activity is at the owner's discretion and subject to applicable regulations.

## Payment Options

1: Pay in full get 10% discount

2: Pay 50% upfront and finance the rest over 2 years get 5% discount

3: Pay 30- 50% upfront and finance the rest over 5 years (No discount)

We understand that flexibility is important. Turiya may offer private installment agreements to qualifying members. These are structured as peer-based payment arrangements between individual members and the developers—not as commercial lending products. Terms and availability are based on mutual agreement and will be outlined in a separate private agreement. Please inquire directly for more information.



# Next Steps

Let us know if you're interested! You can...



**Contact us:**

**928-821-5908**

**Turiyaoffgrid@gmail.com**

**www.Turiya.us**



**Meet in person, and get  
to know one another.**

**And of course come and tour the land!**

DISCLAIMER: This brochure is for informational purposes only and does not constitute an offer to sell securities or any investment opportunity. All purchases are for private use and enjoyment. Any income from third-party rentals is not guaranteed and is managed solely at the lot owner's discretion. Lot ownership does not constitute ownership in any business enterprise or shared investment vehicle.