

DAYBREAK AT BENSCH RANCH

EXCLUSIVE LISTING | MAYER, ARIZONA



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DAYBREAK AT BENSCH RANCH PROPERTY OVERVIEW



LOCATION Property is located at 12000 East Hwy 69, Mayer, AZ

PRICE Submit for Owner's Consideration. Available in bulk or in part.

LOTS 52 Finished Lots (Average lot size .68 acres)

ZONING Yavapai County PAD

UTILITIES

Water – Kilo Development, dba Bradshaw Mountain View Water Company

Sewer – Bensch Ranch Utilities, managed by Pivotal Utility Management

Power – Arizona Public Service

Phone – CenturyLink

Natural Gas is unavailable. Bottled propane may be delivered

SCHOOLS The Mayer Unified School District offers grades K-12

2017 PROPERTY TAXES \$11,765 (\$169 to \$340 per lot)

PROPERTY TOUR Click here to view the [Property Tour Video](#)

PROPERTY DESCRIPTION Daybreak at Bensch Ranch is a gated master planned community in the high desert community of Mayer, Arizona. The property has many homes that have already been constructed and a number of lots that have already been sold. This offering is for the remaining finished lots in Units 1 and 2, which may be purchased individually or in bulk. The community offers a beautiful community center with an outdoor pool, hot tub and gathering areas in a naturally landscaped setting of indigenous vegetation and flowing water features. Nestled adjacent to the Prescott National Forest, BLM and State Land, the rolling terrain throughout Bensch Ranch offers amazing views of the Bradshaw Mountains and other surrounding mountain ranges.

AREA INFORMATION Bensch Ranch is centrally located between Phoenix and Flagstaff, only 30 miles from Prescott, and about 5 miles off Interstate 17 on State Route 69. The quiet communities of Spring Valley and Mayer offer a rural lifestyle with the convenience of the big cities within a 30 to 45-minute drive. At an elevation of about 4,000 feet, Bensch Ranch offers an attractive climate with four mild seasons, with cooler summertime temperatures than the Phoenix metropolitan area and typically only an occasional touch of snow in the winter.

DAYBREAK AT BENSCH RANCH PROPERTY PHOTOS



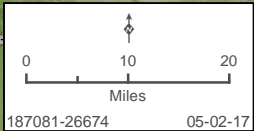
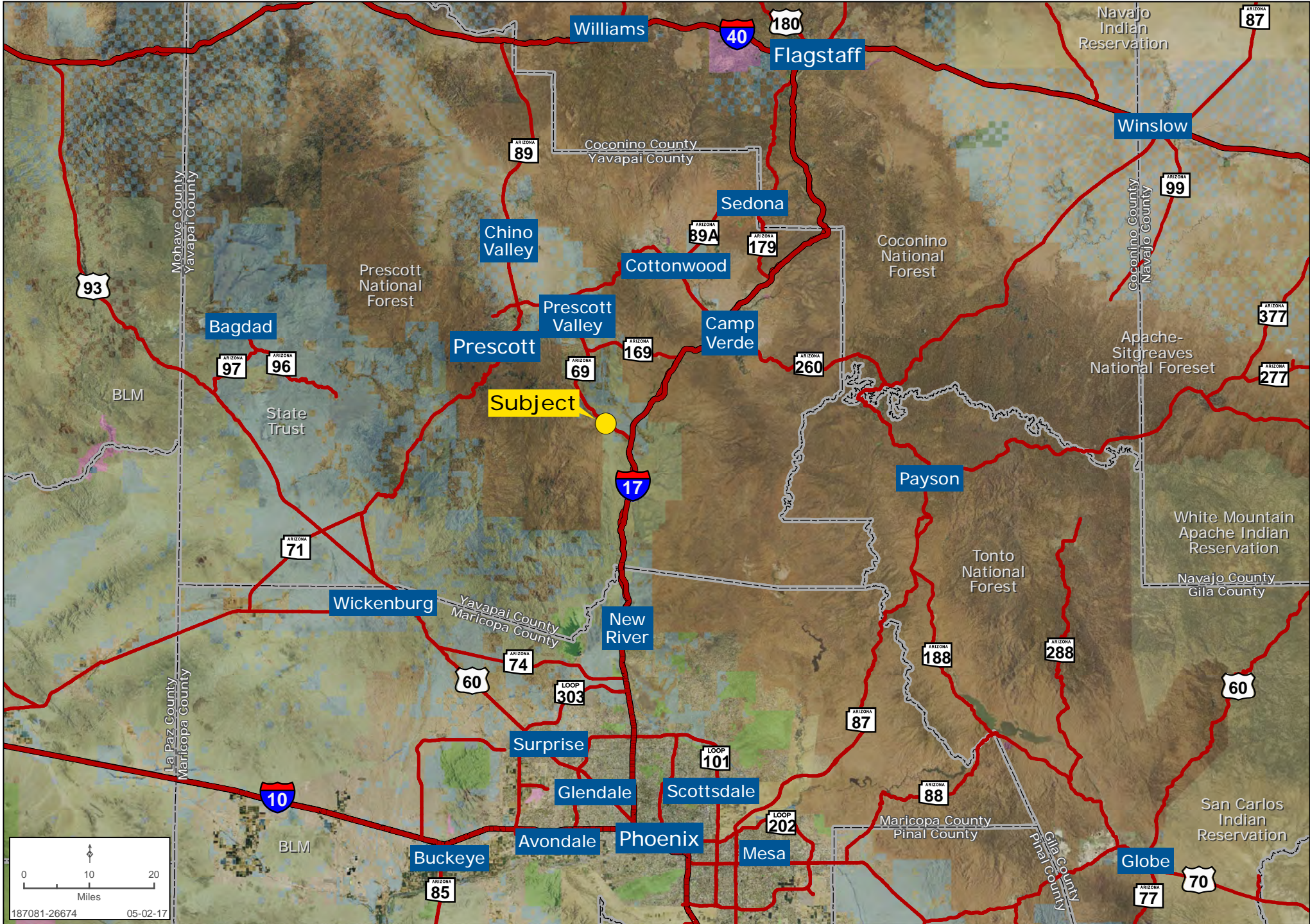
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LOT DETAILS

	APN	Address	Acres	Unit	Lot	2017 Taxes
1	500-38-002	15515 E Upper Ridge Ln	0.991045	1	2	\$177
2	500-38-003	15535 E Upper Ridge Ln	0.711825	1	3	\$177
3	500-38-008	15631 E Rough Rider Ridge	1.305574	1	8	\$177
4	500-38-021	15440 E Rough Rider Ridge	0.498313	1	21	\$177
5	500-38-056	12351 S Caballo Ter	0.688732	1	313	\$177
6	500-38-071	15900 E Broken Bit Rd	0.660868	1	328	\$177
7	500-38-072	15880 E Broken Bit Rd	0.611802	1	329	\$177
UNIT 1 TOTAL			5.468158			
8	500-04-413	15120 E Upper Ridge Ln	0.854061	2	121	\$169
9	500-04-415	15060 E Upper Ridge Ln	0.754473	2	123	\$169
10	500-04-416	15030 E Upper Ridge Ln	0.39875	2	124	\$169
11	500-04-417	15000 E Upper Ridge Ln	0.415902	2	125	\$169
12	500-04-422	15075 E Countryside Rd	0.671894	2	134	\$169
13	500-04-423	15085 E Countryside Rd	0.716106	2	135	\$169
14	500-04-424	15095 E Countryside Rd	0.803177	2	136	\$169
15	500-04-425	15105 E Countryside Rd	0.632767	2	137	\$169
16	500-04-426	15115 E Countryside Rd	0.596463	2	138	\$169
17	500-04-427	15125 E Countryside Rd	0.570456	2	139	\$169
18	500-04-428	15135 E Countryside Rd	0.570519	2	140	\$169
19	500-04-430	15155 E Countryside Rd	0.747771	2	142	\$169
20	500-04-431	15165 E Countryside Rd	0.837568	2	143	\$169
21	500-04-432	15185 E Countryside Rd	0.646799	2	144	\$340
22	500-04-433	15205 E Countryside Rd	0.606676	2	145	\$340
23	500-04-434	15215 E Countryside Rd	0.647928	2	146	\$340
24	500-04-435	15225 E Countryside Rd	0.6238	2	147	\$340
25	500-04-436	15235 E Countryside Rd	0.591977	2	148	\$340
26	500-04-437	15245 E Countryside Rd	0.558536	2	149	\$340
27	500-04-438	15255 E Countryside Rd	0.558814	2	150	\$340
28	500-04-440	12400 S Corte Contera	0.56662	2	152	\$340
29	500-04-441	15285 E Countryside Rd	0.713382	2	171	\$340
30	500-04-446	12405 S Cobble Ridge Rd	0.768279	2	295	\$340
31	500-04-447	15345 E Countryside Rd	0.764013	2	296	\$340
32	500-04-448	15355 E Countryside Rd	0.767556	2	297	\$340
33	500-04-449	15365 E Countryside Rd	0.771328	2	298	\$340
34	500-04-452	15395 E Countryside Rd	0.72981	2	301	\$340
35	500-04-453	15405 E Countryside Rd	0.723013	2	302	\$340
36	500-04-454	15410 E Countryside Rd	0.894046	2	356	\$340
37	500-04-455	15400 E Countryside Rd	1.041069	2	357	\$340
38	500-04-465	15280 E Countryside Rd	0.751019	2	367	\$340
39	500-04-469	12285 S Countryside Cir	0.528489	2	371	\$340
40	500-04-477	15220 E Countryside Rd	0.776901	2	379	\$340
41	500-04-478	15210 E Countryside Rd	0.837853	2	380	\$340
42	500-04-479	15200 E Countryside Rd	0.745874	2	381	\$340
43	500-04-480	15190 E Countryside Rd	0.697768	2	382	\$340
44	500-04-483	15160 E Countryside Rd	0.712203	2	385	\$340
45	500-04-484	15150 E Countryside Rd	0.539254	2	386	\$169
46	500-04-485	15140 E Countryside Rd	0.511359	2	387	\$169
47	500-04-489	15070 E Countryside Rd	1.120483	2	391	\$169
48	500-04-490	15060 E Countryside Rd	1.000099	2	392	\$169
49	500-04-491	15050 E Countryside Rd	0.512846	2	393	\$169
50	500-04-493	15005 E Upper Ridge Ln	0.496449	2	395	\$169
51	500-04-494	15035 E Upper Ridge Ln	0.501769	2	396	\$169
52	500-04-495	15095 E Upper Ridge Ln	0.61541	2	397	\$169
UNIT 2 TOTAL			30.89133			
TOTAL UNITS 1 & 2			36.35949			\$12,948

52 FINISHED LOTS, BENSCH RANCH, SPRING VALLEY LOCALITY MAP

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52 FINISHED LOTS, BENSCH RANCH, SPRING VALLEY REGIONAL MAP

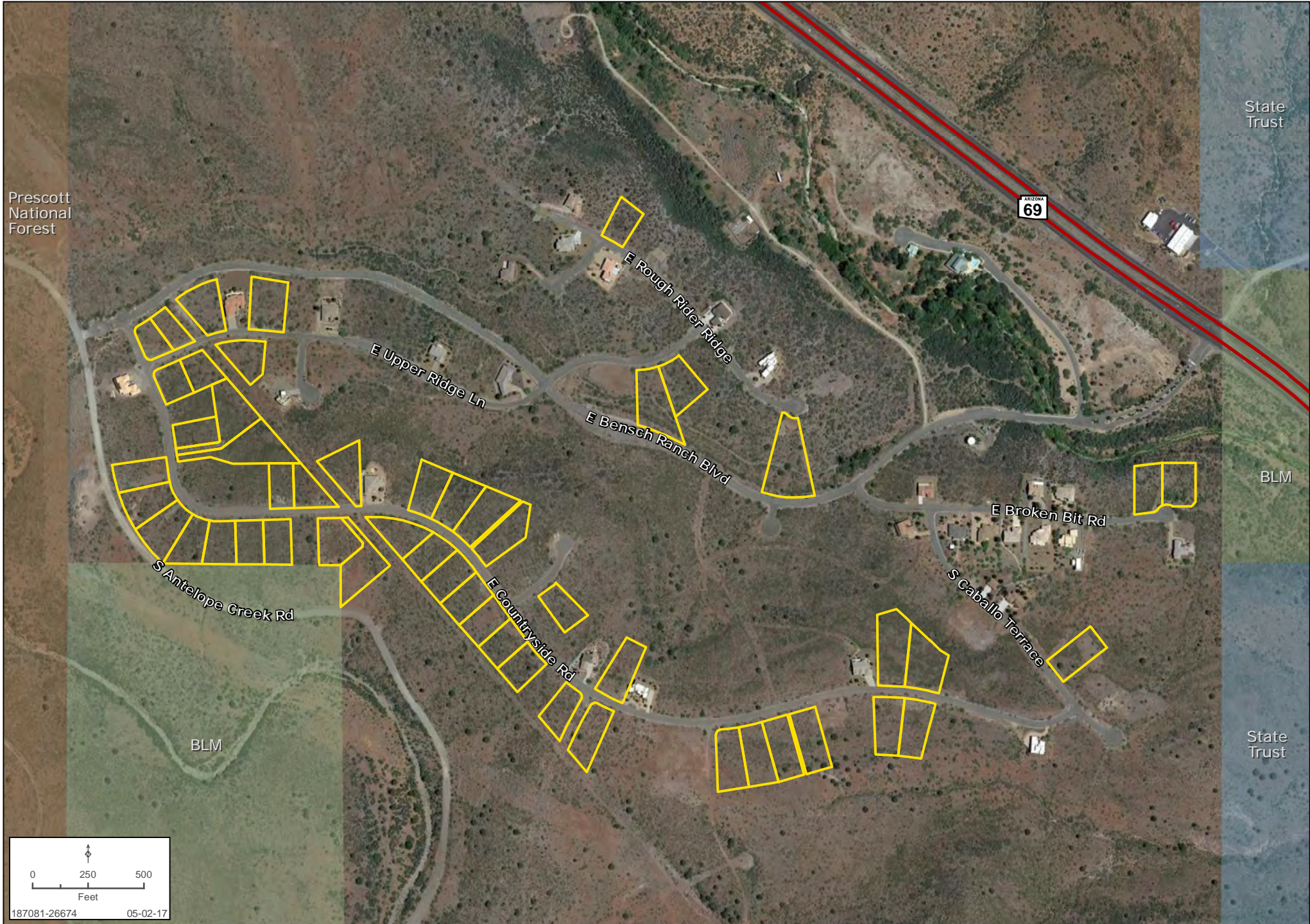
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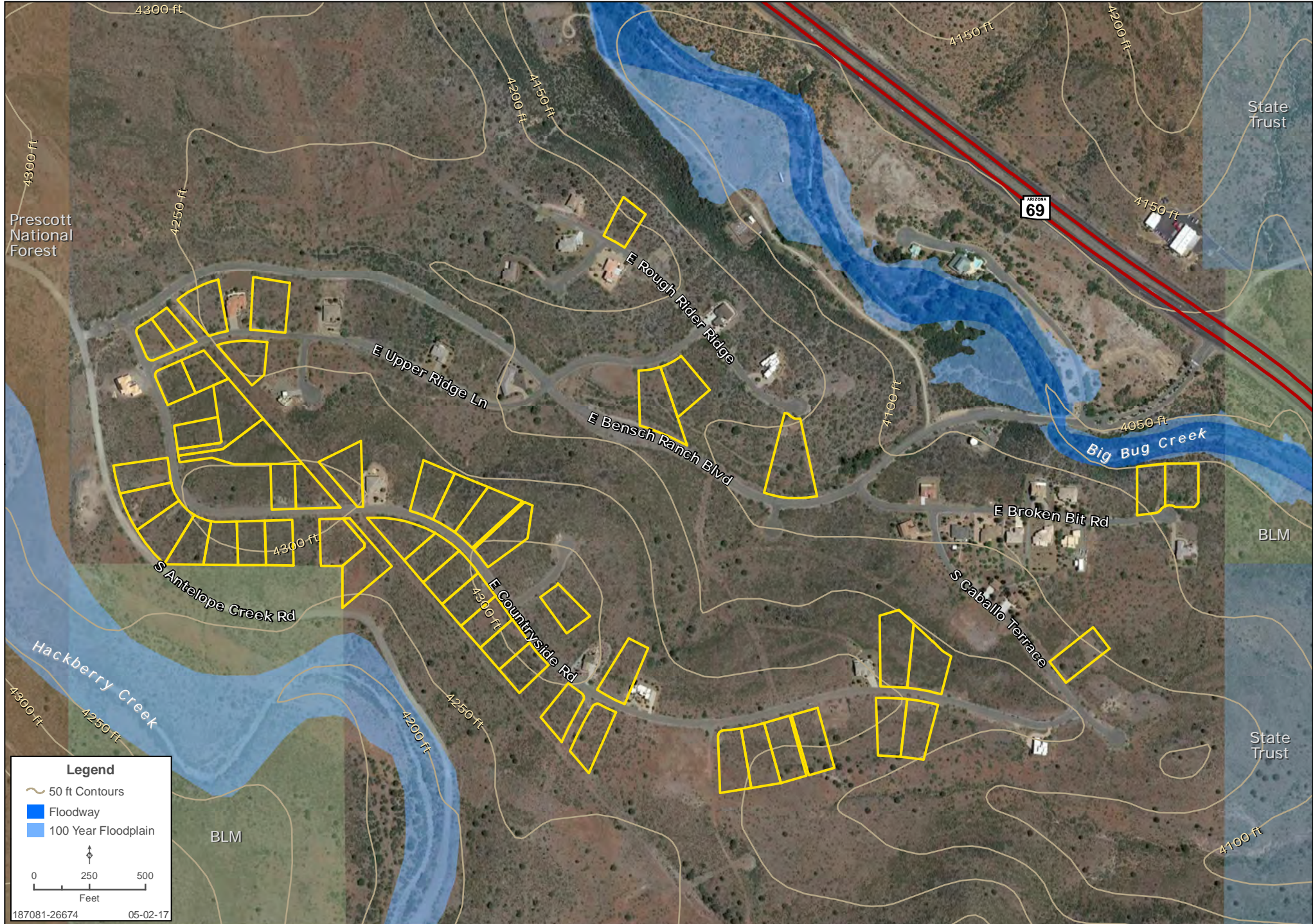
52 FINISHED LOTS, BENSCH RANCH, SPRING VALLEY PROPERTY DETAIL MAP

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52 FINISHED LOTS, BENSCH RANCH, SPRING VALLEY CONTOUR & FLOODPLAIN MAP

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DAYBREAK AT BENSCH RANCH SITE PLAN



LEGEND

★ CLUBHOUSE

Our 4,000 Square ft. Clubhouse features a natural stone fireplace, state-of-the-art fitness facilities, full kitchen, 15 ft. drop waterfall, wrap around viewing deck, fire pit, recreation areas, pool and spa.

🦋 PARK and PATHS

The 15 acre riparian park surrounds our seasonal creek. Manicured paths boast nature watching, picnic areas, hiking, and exploring among the whistling cottonwoods.

🌊 SEASONAL CREEK

Our seasonal "Big Bug Creek" attracts abundant wildlife to the area including hawk, cardinal, oriole, owl, hummingbird, quail, roadrunner and deer.

🌳 OPEN SPACE

180 acres of preserved open space has been set aside at Daybreak.

300 0 200 400
SCALE FEET