



±34.37 Acres of Forever View Property

±15 Miles SE of Prescott,
Arizona

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Property Overview

±34.37 Acres of forever view property in Mayer/Prescott Arizona. This beautiful property sits just 15 miles southeast of downtown Prescott and 12 miles from Hwy 69 -- perched high on a hill with forever views. While other near million-dollar homes dot the area, this parcel is ready for a true estate home/castle.

Two (2) patented gold mines with possible presence of silver mining claims with mineral rights located in the Breezy Pines area near Big Bug Creek. Some of the tallest trees (Ponderosa Pine) in Arizona grow on this property. Unique, private and ready for your development project or estate home!

Developers should be aware that county regulations allow for several options to split parcel. Property can quickly be split 3 ways into parcels exceeding 10 acres, without going through a "Minor Land Division". Property can be split 5 ways in any size parcel exceeding 2 Acres, with the filing of a "Minor Land Division". Regardless of how this parcel is split, you're going to have sub parcels with incredible views, and each would be perfect for an estate home.

Incredible opportunity to own some of the nicest land in Arizona, not to mention the two gold mines with possible presence of silver. Prescott is currently one of the hottest real estate markets in Arizona.

**Buyer to verify all information of importance*

Prescott



Original Sale Price: ~~\$297,997~~

Reduced Sale Price: \$197,997

Property Overview

- Zoned General Residential
- Two (2) patented gold mines with possible presence of silver claims with mineral rights located on site
- Association dues: none
- Property can be split 3 ways or 5 ways into parcels exceeding 10 acres or 2 acres
- Phone: mobile or satellite
- Water: well or alternative system
- Sewer: septic or alternative system
- Roads: dirt, county maintained
- "Time to build" requirement: no time limit
- Management Unit: 20A
- The site is perched on a hill with spectacular views of Prescott and the surrounding area
- The site is at an altitude of approximately 6,640'
- Numerous ATV trails are available
- Great location for an estate home or cabin
- Prescott is currently one of the hottest real estate markets in Arizona
- Some of the tallest trees (Ponderosa Pines in Arizona grow on this property)
- The property is just 15 miles southeast of downtown Prescott and 12 minutes from SH-69
- Terrain: Treed with slope
- GPS Coordinates: 34.4319357155164,-112.365272044526
- <http://ow.ly/LpUW50Ai6ae>

<u>Demographics</u>	1 Mile	3 Miles	5 Miles
Population:	0	575	1,103
Average HH Income:	\$0	\$74,431	\$74,379
Daytime Employment (# of Businesses):	0	5	15



Aerial Map



Prescott, Arizona

Nestled at an elevation of 5,200 feet above sea level amongst the largest stand of ponderosa pine forests in the U.S., Prescott's perfect weather provides an average temperature of 70 degrees, with four beautiful and distinct seasons, and breathtaking landscapes complete with granite mountains, lakes, streams, and rolling meadows filled with wildlife.

Here you'll find many things to do including horseback riding, golfing, kayaking, fishing, hiking, camping, mountain biking, local breweries, restaurants, shopping, and a hometown feel that keep our visitors, young and old, coming back year after year.

Once the territorial capital, Prescott is rich with history embodied in its world famous Whiskey Row and abundant historical landmarks. Whether you're seeking to relax in a natural environment filled with beauty and wildlife, or the history of Wyatt Earp, Doc Holliday, and cowboy forays in the most famous saloons of the Old West, check out the True West and Real Adventure. Visit Prescott, AZ.



"Prescott, Arizona -- experience one of Arizona's most beautiful & historic destinations."

