

Dewey-Humboldt — Residential Land For Sale

34.24 Acres | 4260 AZ-69, Dewey, AZ 86327

LISTED PRICE \$700,000 (\$20,444 Per Acre)



 VIDEO LINK

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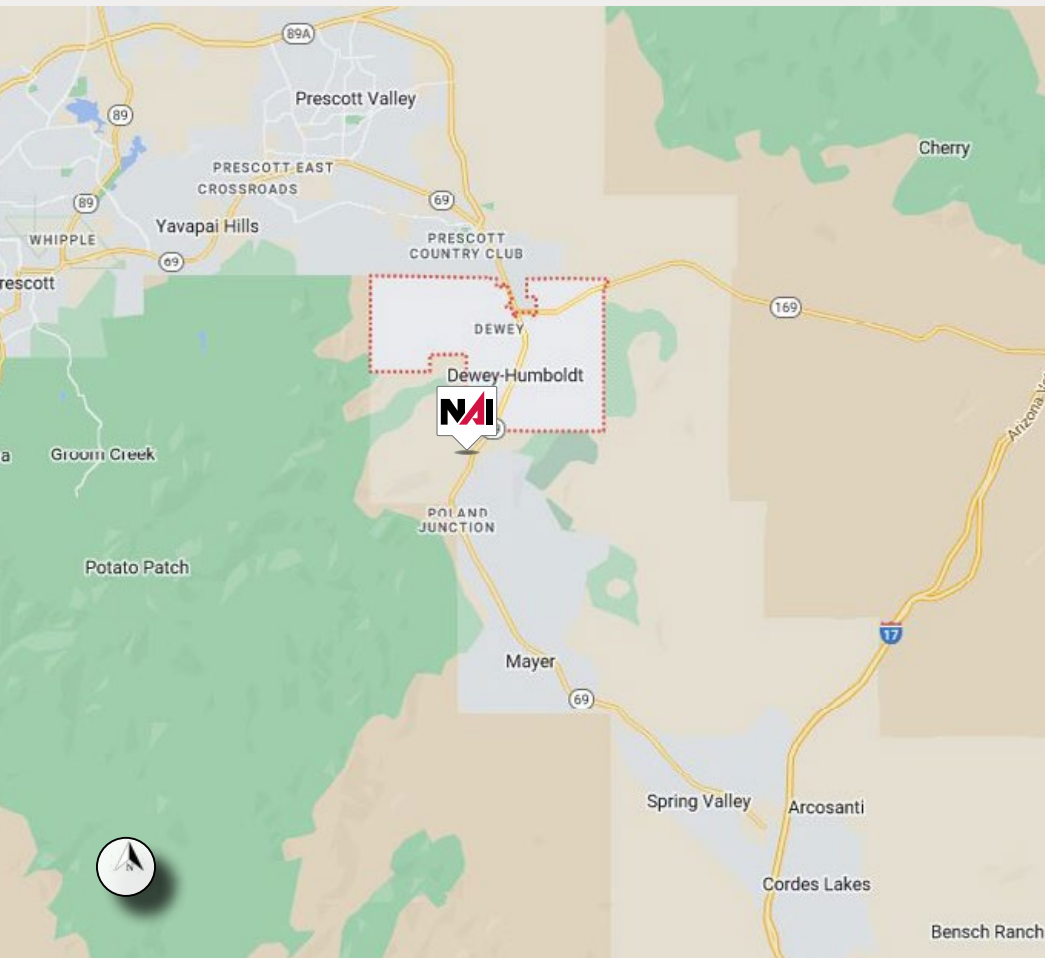
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Property Information

This 34.24 acres of land is located just south of the town of Dewey-Humboldt in Yavapai County Arizona. This land opportunity is perfect for the owner/user, and/or custom home development.

This beautiful Arizona high desert property has great potential for low density home lots.

Home: There is a single family home that is being sold with the land.



Location:	4260 AZ-69, Dewey, AZ 86327
Size:	34.24 Acres (1,491,494 SF)
Price:	\$700,000 (\$20,444 Per Acre)
Comments:	Domestic well, ranch house. This 34.245 Acre property is immediately south of the town of Dewey-Humboldt and is located in Yavapai County.
Current Zoning:	R1L-35 and R1L-175 Zoning – Yavapai County
Land Use:	Low density Residential
Utility Providers	
Power:	APS
Water:	Private Well
Sewer:	Septic System
Gas:	UniSource Energy
Taxes (2022):	Yavapai County \$1,484
Parcels:	402-08-054N and 402-08-054M

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Parcels Information

**PERFECT OPPORTUNITY FOR THE OWNER/USER,
AND/OR FUTURE RESIDENTIAL DEVELOPMENT**



**34 ACRES
(1,481,040 SF)**

69

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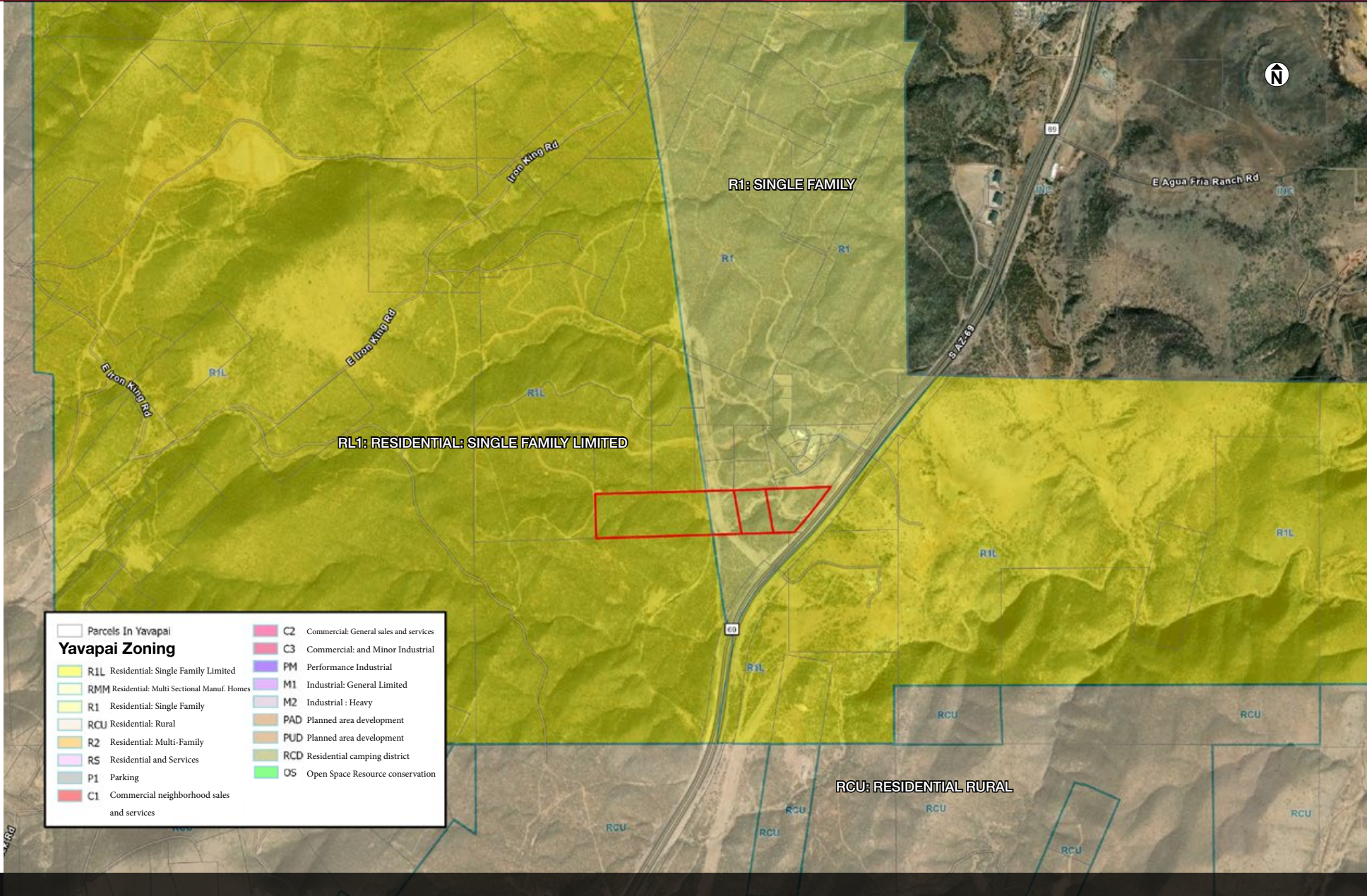
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Zoning Information



About Dewey-Humboldt

Dewey-Humboldt

Dewey-Humboldt is located in the high desert of Northern Arizona and is 85 miles north of Phoenix and 12 miles east of Prescott. At an elevation of 4,800 feet, Town residents enjoy a mild 4-season climate which includes an occasional snowfall during the winter months. Our Town offices are located on State Route 69 and Main Street.

Dewey and Humboldt represented two distinct communities during the last 100 + years with Dewey providing an agricultural and ranching economy while the Humboldt area had an economy based in mining.

Incorporation

As the Town of Prescott Valley continued to grow since its founding in the mid 1960s, the people within the Dewey and Humboldt areas became concerned that Prescott Valley's growth and annexation strategy might continue along Highway 69 and could ultimately jeopardize the very low density, rural flavor of the area. In response, many people became involved in 'spearheading' the drive for incorporation.

The Town of Dewey-Humboldt was incorporated effective December 20, 2004, after a successful drive for incorporation that began several years earlier. Voters passed the initiative creating the Town with 72% voting in favor. The initiative defined the actual Town limits and the name - Dewey-Humboldt.

Town Council

The first Council election was held on September 13, 2005, and the new Council members were seated in November.

The Council is committed to maintaining the rural flavor of the area (residential lot sizes are typically greater than 1/2 acre with most areas 1.6 acres or greater). The Town motto is "Arizona's Country Town."

<https://www.dhaz.gov/2170/About-Dewey-Humboldt>



Month	Average Temperature (°F)	High Temperature (°F)	Low Temperature (°F)	Precipitation (inches)
January	40	52	27	1.7
February	42	55	30	1.9
March	46	59	33	1.9
April	53	67	38	0.8
May	61	76	46	0.6
June	71	87	55	0.4
July	76	90	61	2.5
August	74	88	60	3.0
September	68	82	54	2.0
October	58	72	43	1.3
November	47	60	33	1.3
December	40	53	27	1.3

Residential Land

4260 AZ-69, Dewey, AZ 86327

EXCLUSIVE LISTING - For Sale - 34.24 Acres

For More Information Contact:

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Sale Conditions: The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.