



PRESCOTT COMMERCIAL
REAL ESTATE

CONTACT US :



928.515.1223 (Office)



122 N Cortez St. Suite 300, Prescott,
AZ 86301



www.prescottcommercialrealestate.com



info@prescottcre.com



POTENTIAL USES:

- Environmental Preservation - a Citizens Alliance could be formed to purchase the property and have it remain as natural forest for the community.
- Family Ranch or Estate
- Youth Campground for a religious or secular organization (may require rezoning)
- Scenic Estates - a residential builder or developer could create 100 two acre home sites as it is currently zoned RCU2A

SENATOR HIGHWAY LAND FOR SALE




Price: \$9,750,000
(\$44,096 per Acre; \$1.01
per Square Foot of Land)

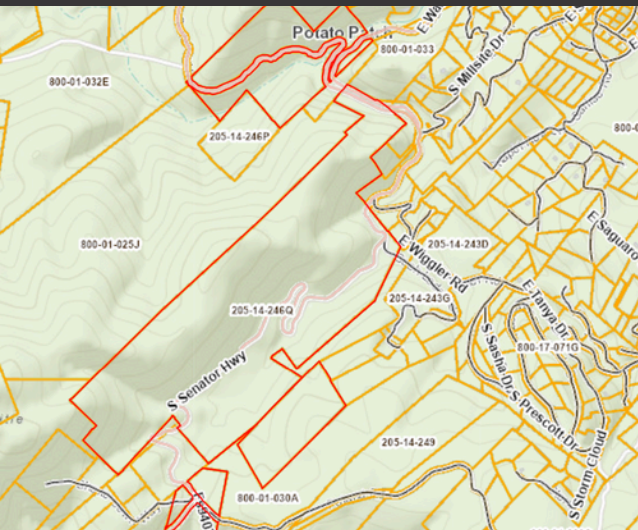
*Located in Yavapai County
Just South of Prescott, Arizona



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ABOUT THE PROPERTY

LOCATION

The parcel is located south of Prescott along Senator Highway.

SIZE

221.11 Acres

ZONING

RCU/PUD Yavapai County (residential rural single family dwellings, 2 acres minimum per dwelling)

FLOOD ZONE

Zone D (inside the 100 year flood zone)

ASSESSOR PARCEL NUMBER

Yavapai County APN 205-14-246Q

PROPERTY TAXES

2023 taxes \$3,882

ACCESS TO SITE

Senator Highway has 7 miles of 2 lane paved road before transitioning into a dirt road.

SENATOR HIGHWAY



YAVAPAI COUNTY QUICK FACTS



POPULATION

2021 Population: **242,253**
Population Growth 2010-2020: **11.4%**
Median Age of **53.4**



HOMEOWNERSHIP

Yavapai County **72%**
United States **64%**



YAVAPAI COUNTY TOP EMPLOYERS

Yavapai County Government **1,750**
Yavapai Community Hospital
Association **1,500**
Sturm Ruger Company Inc **850**
Veterans Health Administration **700**
United States Postal Service **700**
Walmart **600**



GROWTH

Number of households: **98,386**
Median household income: **\$52,451**

THE FEATURES



DISTANCE TO MAJOR CITIES

Phoenix - **112 miles**
Tucson - **213 miles**
Las Vegas - **264 miles**
Los Angeles - **382 miles**
San Diego - **390 miles**



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YAVAPAI ASSESSOR PARCEL # 205-14-2460



PROPERTY OWNER

GOLD PARADISE PEAK INC

PROPERTY ADDRESS

TBD, Yavapai County, AZ

PROPERTY TYPE

(0011) VAC RESID URBAN SUBDIV

ALTITUDE OF THE PROPERTY

The elevation is 6749 feet.

LEGAL CLASS

(02-0R) AG/VAC LAND/NON-PROF,
REAL PROP & IMPS

SECTION/TOWN/RANGE

1&2/12/2W

LATITUDE 34.4206444338334

LONGITUDE -112.431596105578

LEGAL DESCRIPTION

HASSAYAMPA MINING DISTRICT BEING ALL OF SENATOR PER MS 176, SENAT OR SOUTH EXTENSION PER MS 177, CHERRY PER MS 962, TEN SPOT PER MS 963, SNOOZER PER MS 964, CASCADE PER MS 965, WEST POINT PER MS 9 75, BOOMERANG AND TREDWELL PER MS 1288, SKY LIGHT PER MS 1289, LE WIS PER MS 1291, GREAT DIVIDE PER MS 1457, GOLD DUST PER MS 1458, CASHIER PER MS 1459, SENATOR NO. 2 PER MS 1460A & SENATOR NO. 2 MILLSITE PER MS 1460B LESS THAT PORTION OF WALKER AND SENATOR GRA NTED PER EASE 20210066053 TO YAVAPAI COUNTY, BEING 8 DISCONTIGUOUS PARCELS GROSS AREA: 221.11AC EASE AREA: 5.05 AC NET ARE A: 216.06 AC

Land Areas

Lot
Size: 214.268 acres / 9,333,531 sqft

No Structure Information: 🏠

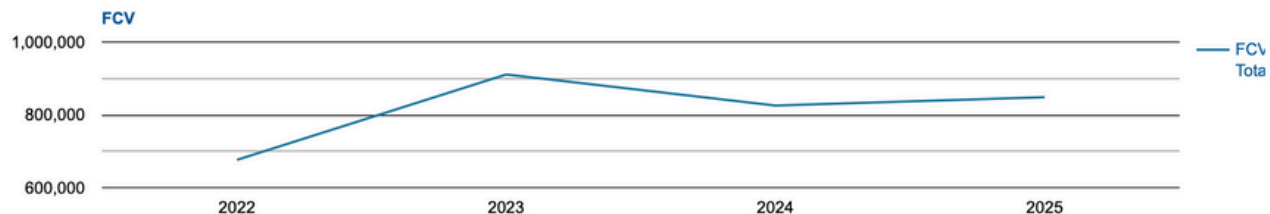
No Deed History

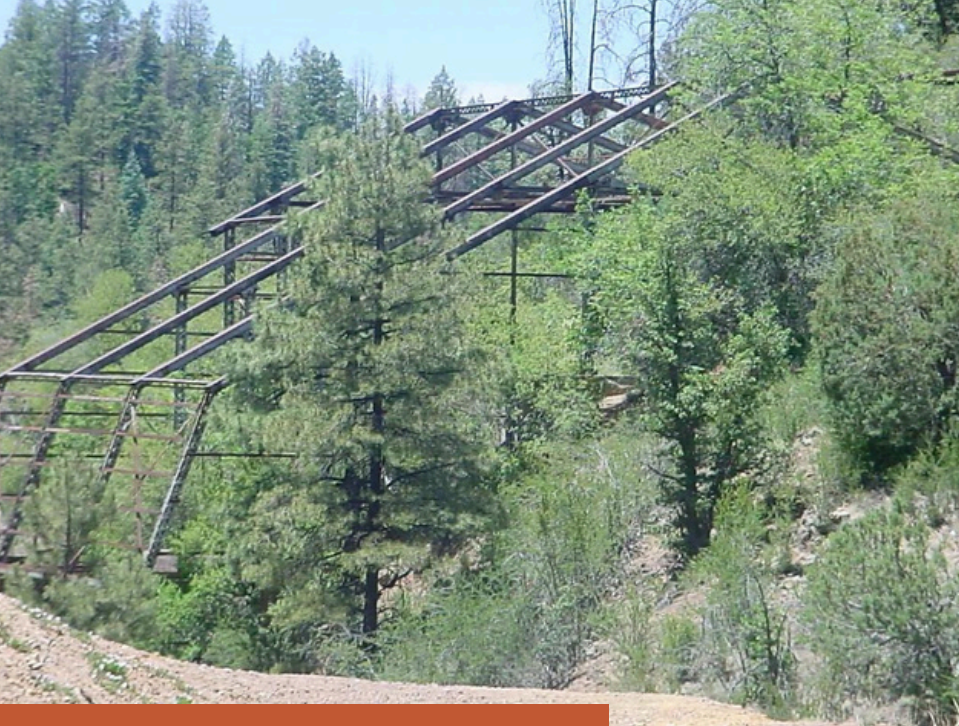
No Loan History: 💰

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2022 Final	2023 Final	2024 Prelim	2025 Prelim
FCV Improvement	\$0	\$0	\$0	\$0
FCV Land	\$676,602	\$910,946	\$825,496	\$848,583
FCV Total	\$676,602	\$910,946	\$825,496	\$848,583
FCV YoY Change	0%	35%	-9%	3%
Assessed FCV	\$101,490	\$136,642	\$123,824	\$127,287
LPV Total	\$404,979	\$425,228	\$446,489	\$468,814
State Aid	\$0	\$0	\$0	\$0
Tax Amount	\$3,824	\$3,882	\$0	\$0





WHAT WILL YOU SEE TODAY?

THERE ARE A FEW STRUCTURES LEFT AT THE SENATOR MINE SITE ALONG THE OLD SENATOR HIGHWAY. AN OLD STEEL STRUCTURE/SKELETON THAT USED TO BE A MILL BUILDING STILL REMAINS ON THE SIDE OF THE MOUNTAIN NEAR THE ROAD. ACROSS FROM THE MILL BUILDING, THE TAILINGS FROM THE MINE CAN BE SEEN. A NARROW ROAD/PATH LEADS TO THE MILL BUILDING AND ON TO THE MINE SITE ITSELF. THE ROAD/PATH IS NOT PASSABLE BY A VEHICLE AND MUST BE WALKED OR FOLLOWED BY A SMALLER OFF HIGHWAY VEHICLE. AT THE MINE SITE THERE IS SOME OLD MACHINERY THAT WAS LEFT BEHIND AND CEMENT FOUNDATION REMAINS. THE MINE TUNNEL LEADS BACK INTO THE MOUNTAIN AND HAS A STREAM OF WATER COMING FROM THE OPENING. THE TUNNEL CANNOT BE ENTERED AS THE WATER COVERS THE TUNNEL FLOOR FROM WALL TO WALL.

SENATOR MINE - YAVAPAI COUNTY

WHERE

Along Senator Highway (well-traveled dirt road) leading from Prescott to Crown King

TRAVEL CONDITIONS

High Clearance 2WD

OPERATION DATES

Discovered in the 1860's through 1918 when the post office was discontinued

DESCRIPTION

A well known mine about 10 miles south of Prescott, north side Mount Union.





SENATOR MINE

Discovered in the 1860s the Senator Mine was one of the longest successful mining operations even though Apache Indian attacks halted work from time to time. Mine tunnels extend over 3 miles into the mountains including many side tunnels and shafts. A stamp mill was built to process the abundant copper, gold, lead, and zinc.

THE HISTORY



In 1901, an official US post office was added. In 1903, a labor strike closed the mine. World War I brought a boom with the need of raw materials for the war effort. Good times continued into the 1930's. Operations halted resulting into a ghost mine and town. One can visit this location today and old foundations, mines, mining equipment and other relics can be found if you're diligent. The location is easy to find as it sits right along the Senator Highway south of Groom Creek.

The mining camp was built along the steep banks of the Hassayampa River. In the early years, it contained a saloon, a store, tent homes, and a boarding house. During the 1890's, Phelps Dodge purchased the mine and the camp became a small town. The town was expanded and included hotels, restaurants, more saloons, a church, and a school.

A dam was constructed on the Hassayampa to hold water for mining operations and provide the town's drinking water. Later the town spread along the Senator Highway and the river and was referred to as "Senator" or "Maxton".

