

# ±891 ACRES | LAS VEGAS ROAD

PRESCOTT, ARIZONA



CONTACT FOR MORE INFORMATION

**Capri Barney**

[cbarney@landadvisors.com](mailto:cbarney@landadvisors.com)

928.445.4457

**Greg Vogel**

[gvogel@landadvisors.com](mailto:gvogel@landadvisors.com)

480.483.8100

 Land Advisors<sup>®</sup>  
ORGANIZATION

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# PROPERTY OVERVIEW



**LOCATION** Las Vegas Road west of Williamson Valley Road and north of Fair Oaks Road, Northwest of Prescott, AZ.

**SIZE** ±891.79 Acres

**ZONING** RCU-2A (Yavapai County)

**VIDEO** [Click here to view video of the property](#)

**PARCELS** 300-28-003N and 300-28-143G

**UTILITIES**

<b>Electric:</b> Arizona Public Service	<b>Sewer:</b> Will Require Private Septic System
<b>Water:</b> Will Require Private Well	<b>Natural Gas:</b> Will Require Propane

Existing well on property is 240 feet deep with a static water level at 86 feet. The Well Driller Report and Well Log states 50+ GPM at 240 feet. (Well Registration Number 55-229527)

**PROPERTY TAXES** \$113 (2023)



# EXECUTIVE SUMMARY



**This large acreage property is nestled in a picturesque setting, bordered on two sides by State Land and the sprawling expanse of the Prescott National Forest. The property benefits from convenient paved access on Las Vegas Road.**

The property is located in the desirable Williamson Valley area north of Prescott, Arizona. It is ideal for a private estate for a situated securely behind a gated entrance, the paved Las Vegas Road that leads to the property meanders through an historical ranch and offers spectacular views of the surrounding mountains and the Prescott National Forest. The property does have some basic deed restrictions to help maintain the ranch style of the area.

The considerable size of the property offers potential for various uses and development possibilities. It is ideal for a private estate for a discerning buyer seeking exclusivity or a developer wanting to create and sale larger private parcels.

The property is outside of the Prescott Active Management Area. Wells in the area average about 300 feet in depth with water levels at an average of 150 feet.



# DEED RESTRICTIONS



**The property is not now annexed into or subject to the terms and provisions of the Las Vegas Ranch Estates Property Owner's Association ("POA").**

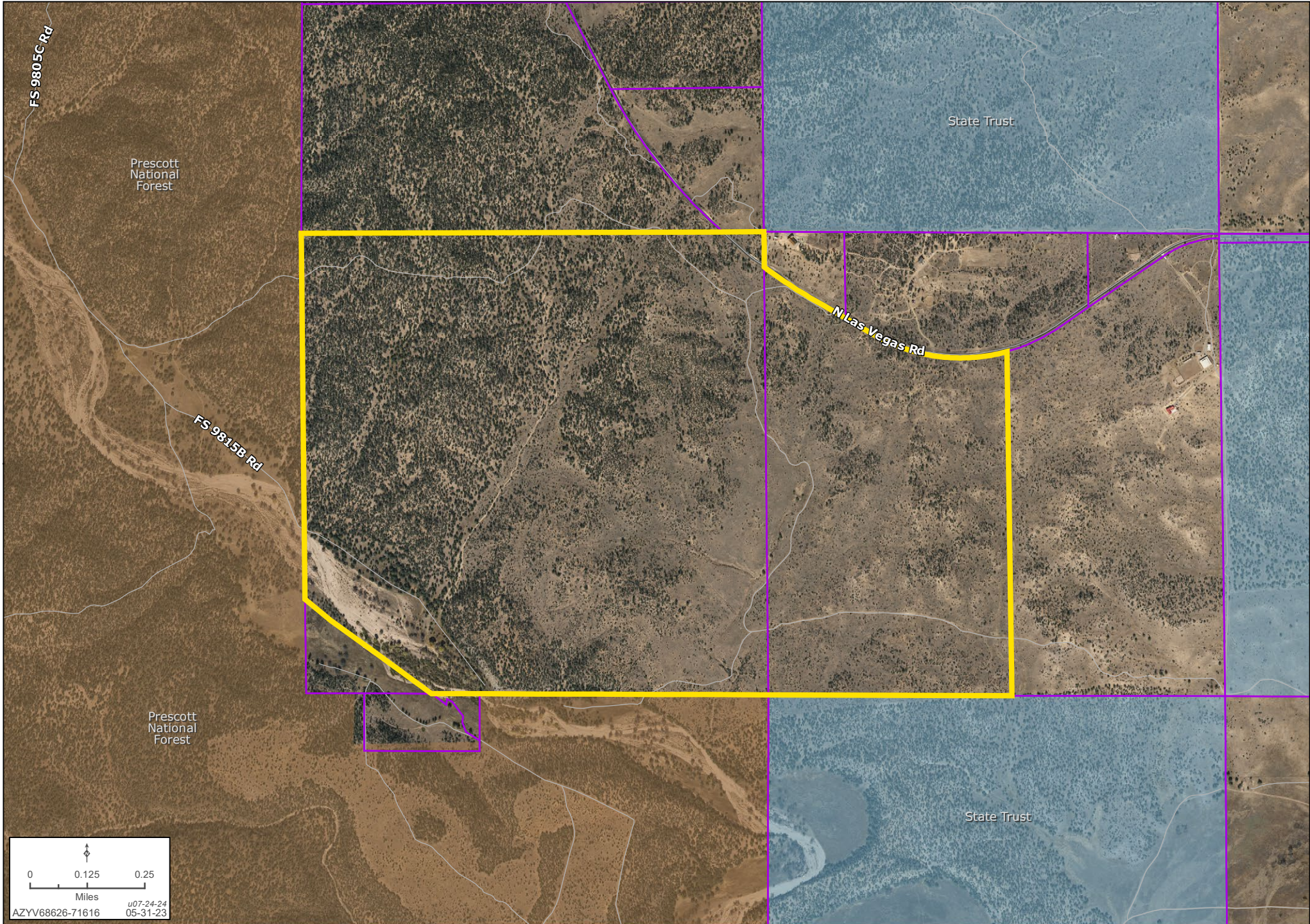
However, due to the property's close proximity to Las Vegas Ranch Estates and the right-of-way that accesses both Las Vegas Ranch Estates and this property, the property is subject to Deed Restriction Agreements that include, but are not limited to the following:

- Granting of an Access Easement to use Las Vegas Road for ingress and egress subject to:
  - Limitations on Roadway Access Points; and
  - Payment of Assessments of one half of the current standard annual assessment of the POA for each parcel of property, including any subsequently divided parcels.
- Granting of a Utility Easement upon, under and across the existing utility right of way within or adjacent to the Access Road which defines:
  - The location of any below and above ground extension of utilities;
  - The responsibility for any fees and costs associated with extending utilities or installation of infrastructure; and
  - Prohibiting the exportation of water off the property.
- Restrictions on industrial and commercial use of the property.
- Prohibiting the Use of Las Vegas Ranch Name.
- Prohibiting the Public Dedication of any portion of the Access Road or Utility Right of Way.
- Prohibiting Mechanics' Liens.
- Defining the responsibility for maintenance of Easement Areas.



# DETAIL

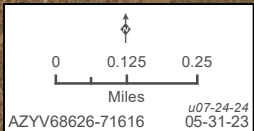
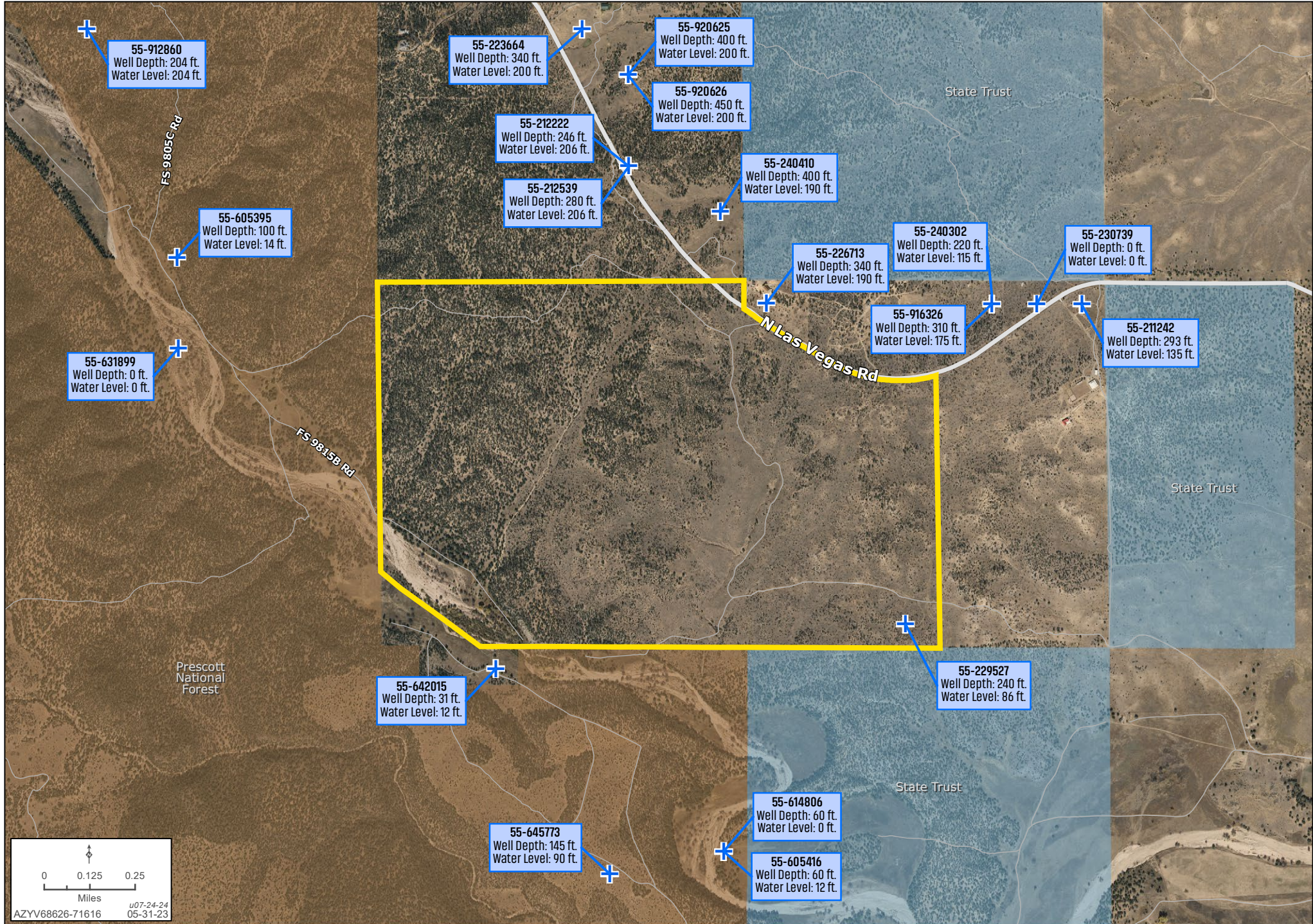
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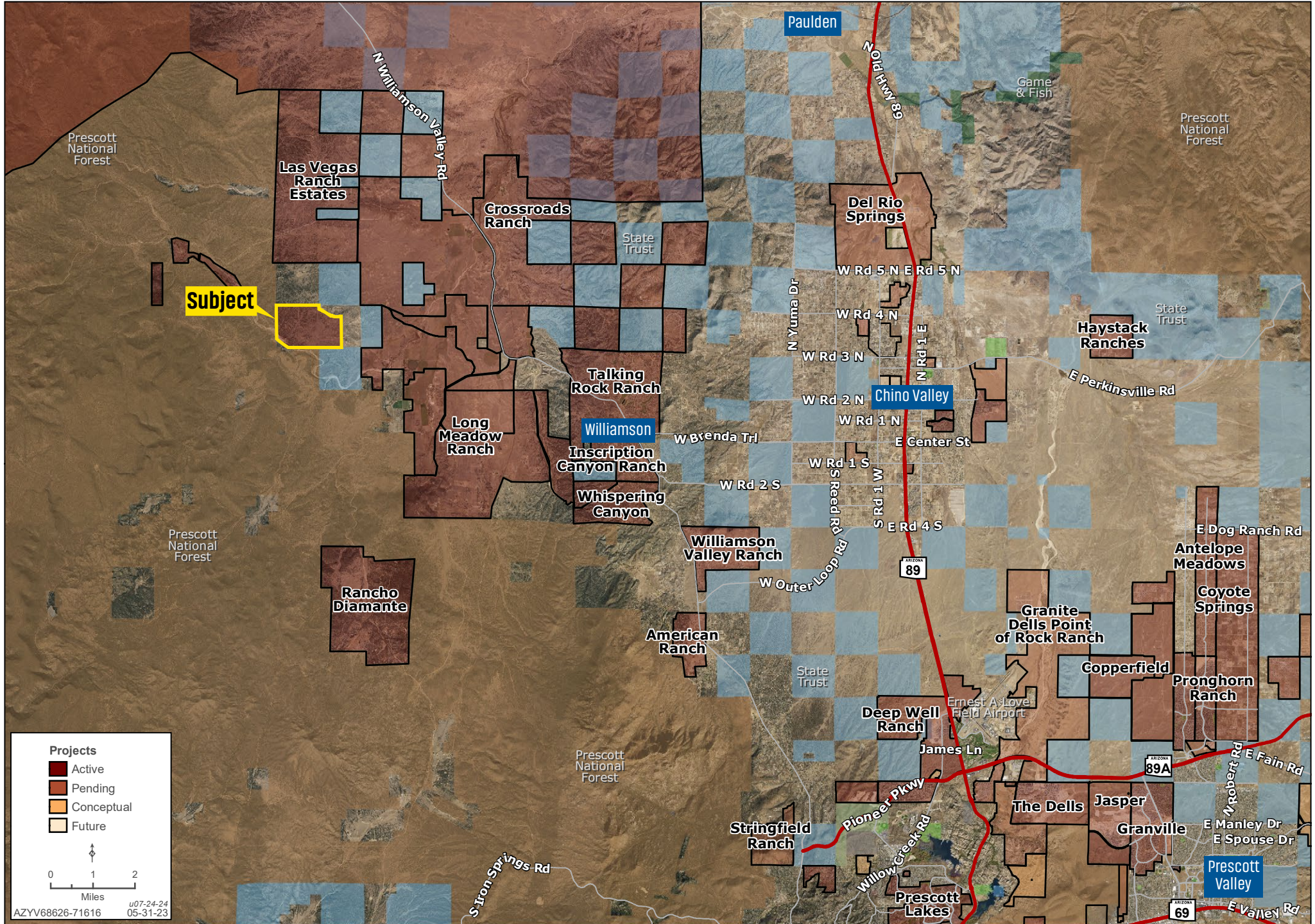
# AREA WELLS

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# DEVELOPMENT

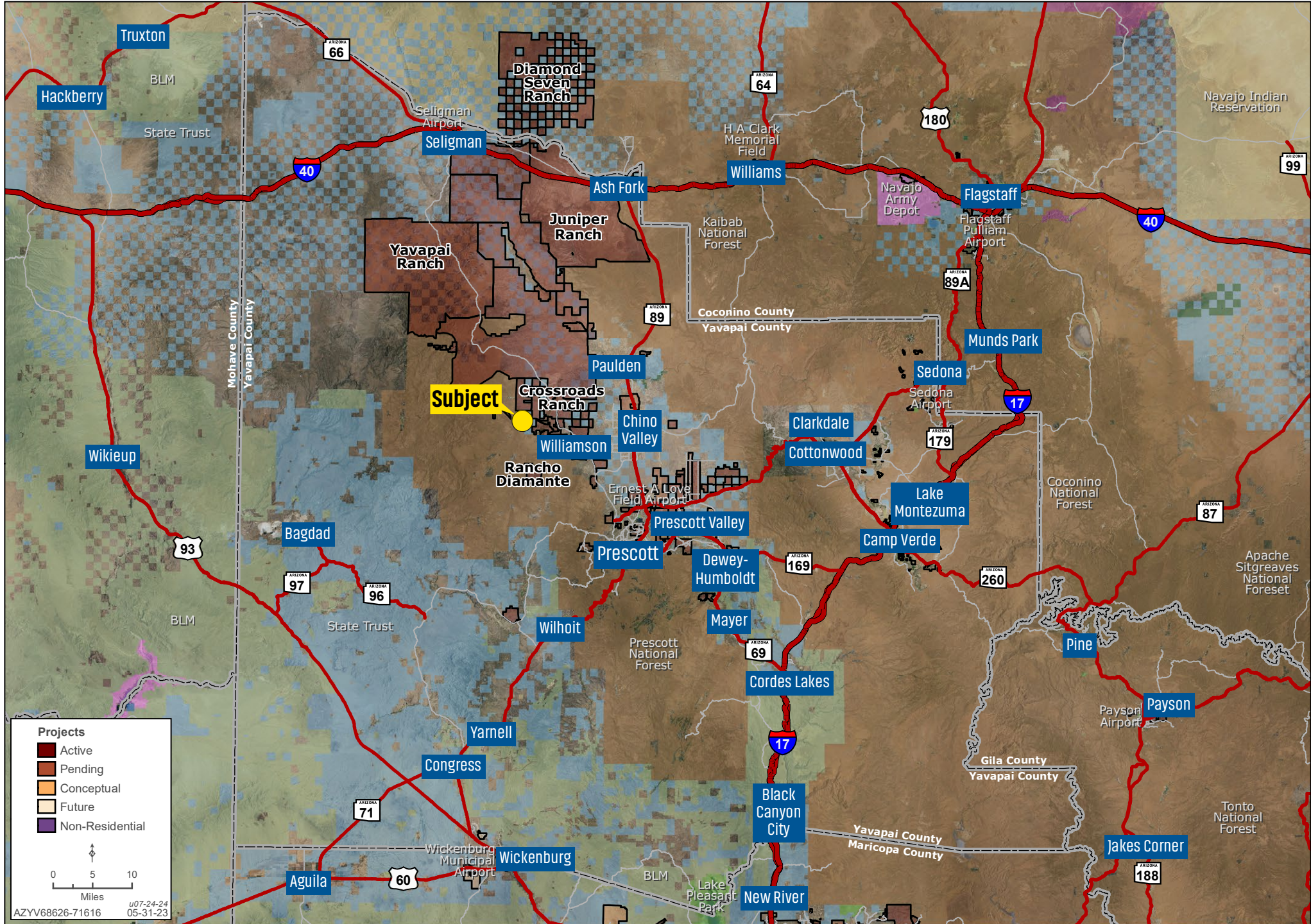
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# REGIONAL

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