

# Dewey-Humboldt Ranch - Residential Land For Sale

65.5 Acres | 12575 E Century Ln, Dewey-Humboldt, AZ 86327

LISTED PRICE \$3,500,000 (\$53,435 per acre)



View looking northeast from property.

 VIDEO LINK

Lane Neville | lane.neville@naihhorizon.com | 602 393 6726

Cole Neville | cole.neville@naihhorizon.com | 602 393 6606

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | [naihhorizon.com](http://naihhorizon.com)

**NAI**Horizon

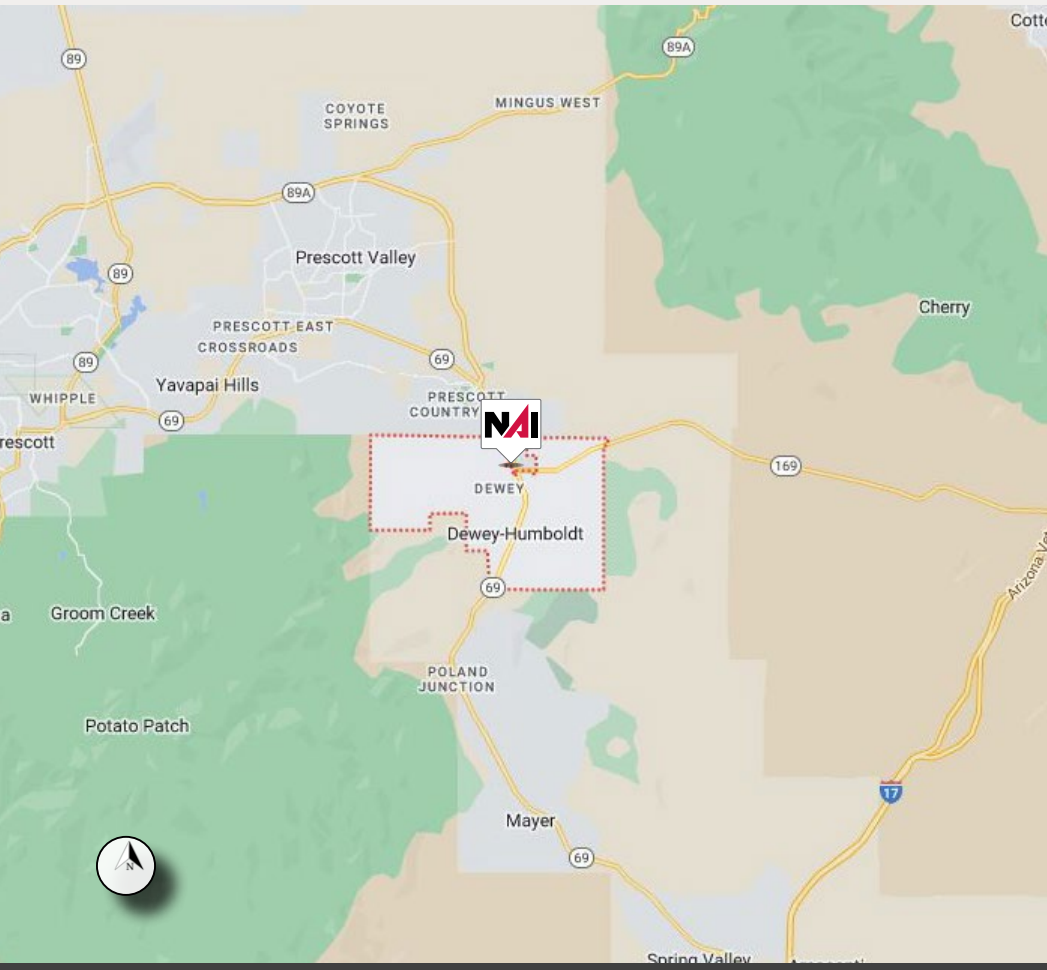
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# Property Information

This 65.55 acres of land is located in the town of Dewey-Humboldt in Yavapai County Arizona. This land opportunity is perfect for the owner/user, and/or future residential development.

This elegant western equestrian estate sits on ±65 acres which is plenty of land to have a ranch or whatever outdoor activities that are desired. This site is a great potential for future custom home lots and/or commercial development.

**Ranch Home:** 12575 E Century Ln, a single family home ,that is being sold with the land, is located in Dewey Humboldt, AZ and has 3 beds, 2 baths, and is approximately 2,272 square feet.



<b>Location:</b>	Hwy 69 & Hwy 169, Dewey-Humboldt AZ 86327
<b>Size:</b>	65.5 Acres (2,853,180 SF)
<b>Price:</b>	\$3,500,000 (\$53,435 per acre)
<b>Comments:</b>	Horse stable, irrigation well, ranch house. This 65.5 Acre property is immediately north of the City of Dewey-Humboldt and is located in Yavapai County.
<b>Current Zoning:</b>	R1L-25 Zoning (1 house per 25,000 s.f) – Yavapai County. (Zoning allows maximum of 114 homes)
<b>Land Use:</b>	Residential
<b>Utility Providers</b>	
<b>Power:</b>	APS
<b>Water:</b>	Private Well
<b>Sewer:</b>	Septic System
<b>Gas:</b>	UniSource Energy
<b>Taxes (2022):</b>	Yavapai County \$5,258
<b>Parcels:</b>	402-02-054M, 402-02-054N, 402-02-054J, 402-02-054K

# Property Location



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# Property Parcel

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



**65.5 ACRES  
(2,853,180 SF)**

**69**

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# Parcels Information



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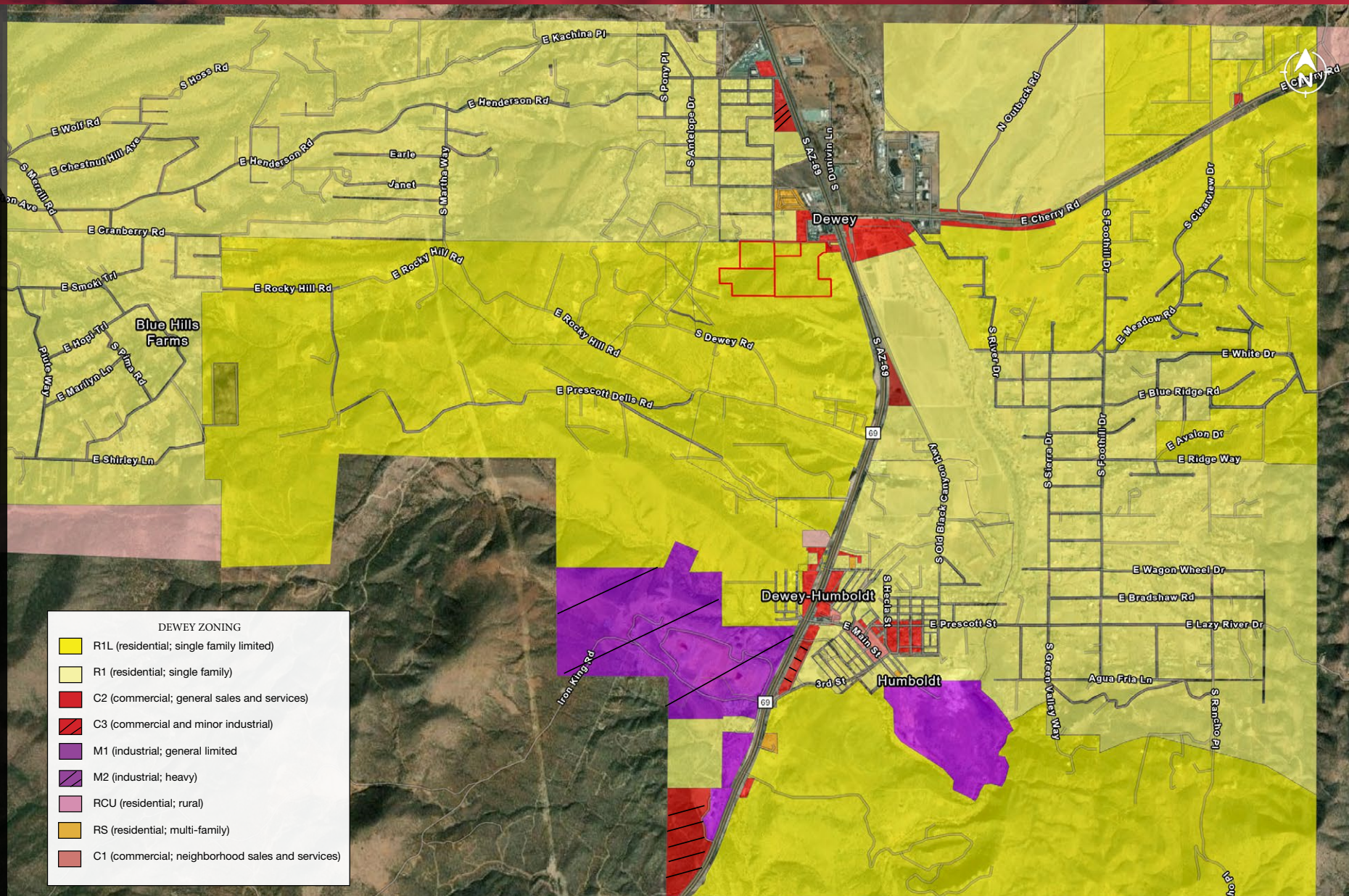
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2944 N. 44TH Street, Ste. 200, Phoenix, AZ 85018 602-955-4000 www.naihhorizon.com  
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# Zoning Information

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# 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

12575 E Century Ln, Dewey-Humboldt, AZ 86327

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EXCLUSIVE LISTING - For Sale - 65.5 Acres

For More Information Contact:

## Lane G. Neville

Executive Vice President/Partner  
lane.neville@naihazizon.com  
602 393 6726

## Cole Neville

Associate  
cole.neville@naihazizon.com  
602 393 6066

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Phoenix, AZ 85018  
602-955-4000  
naihazizon.com

**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.

23-04-024