

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS
SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

72.23 Acres Long Meadow Ranch, Unit 4 Yavapai County, Arizona



Offered for Sale Exclusively by:
Paul Groseta
Headquarters West, Ltd.
P.O. Box 1840
Cottonwood, Arizona 86326
Office (928) 634-8110
Cell (928) 853-8369
Email paul@headquarterswest.com
www.headquarterswest.com

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

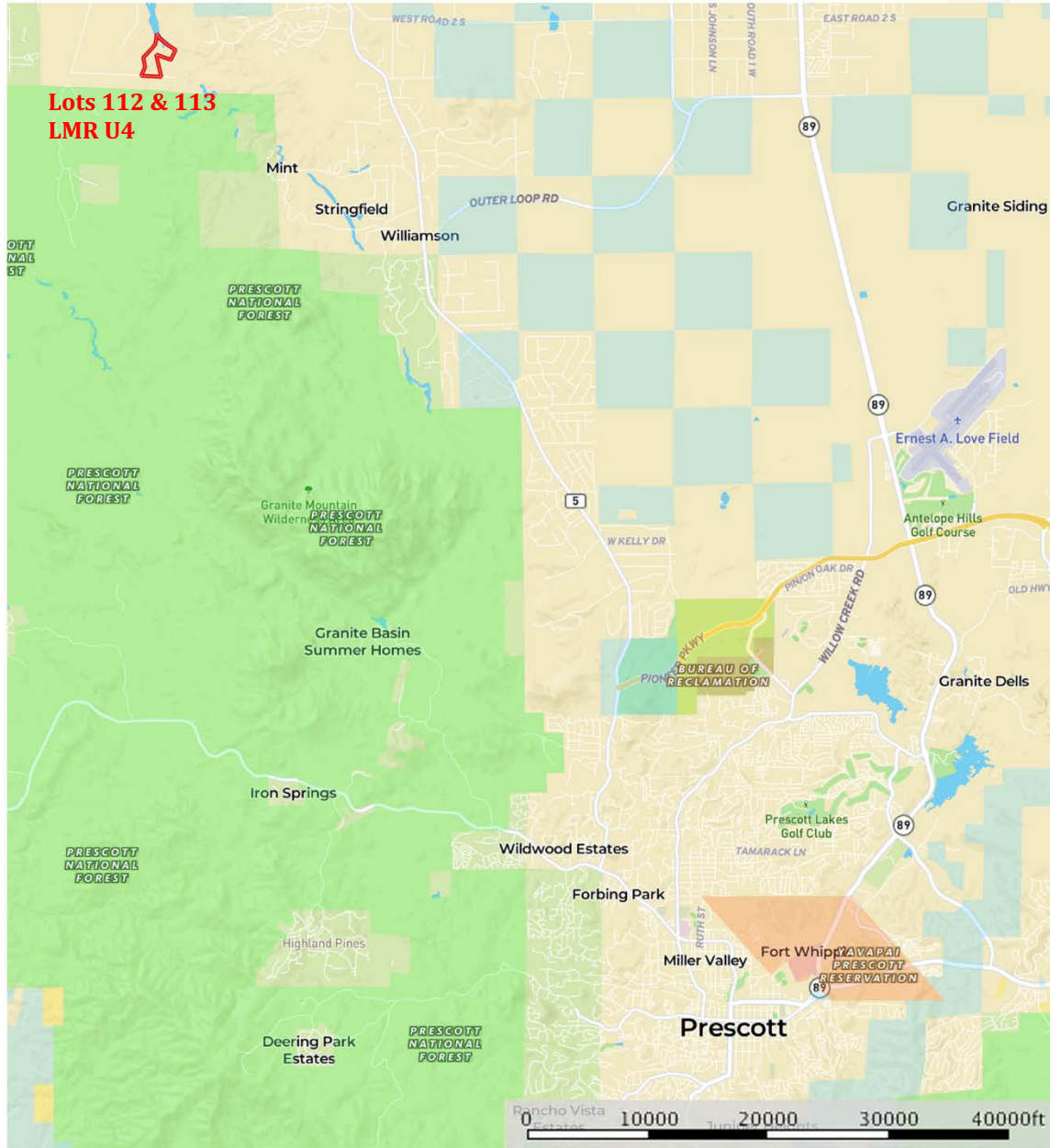
SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

LOCATION & ACCESS

Long Meadow Ranch is just 25 miles from the vibrant courthouse square in downtown Prescott. Access off of Williamson Valley Road is by taking Puntteney Road to the gated entrance for the Long Meadow Ranch subdivision. Long Meadow Ranch subdivision roads are gravel and maintained by the POA. There are plans to chip seal these roads.

Lots 112 & 113 LMRU4

Yavapai County, Arizona, 72.23 AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM

Paul Groseta - Headquarters West

P. Cell: (928) 853-8369 Email: paul@headquarterswest.com

www.headquarterswest.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS



Size: Lots 112 and 113 total 72.23 acres.

Physical Characteristics: Elevation of 4,800' to 4,900' with gentle rolling topography. These two lots have a beautiful mix of vegetation with beautiful pinyon/juniper on the ridges and open grassland along a draw. Also, the north side borders one of the rare areas that Mint Wash has a riparian corridor.

Water & Utilities: The property has buried electricity available. Water and sewer will be by private well and septic tanks. The property is outside of the Prescott AMA. The CC&Rs limit water use to residential and light agricultural with no more than one well per original parcel or approved split, one 20,000 s.f. 5' deep pond per original parcel only, and two acres irrigated per any original parcel or one acre irrigated per approved split.

Taxes: Lot 112 and 113's 2018 total property tax bill was \$2,694 and the annual POA assessment was \$1,150 (\$575/lot) for Yavapai Parcel No.s': 300-28-070H & 300-28-070T.



HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE★TUCSON★SONOITA★COTTONWOOD★ST. JOHNS

Zoning/Restrictions: The property is zoned by Yavapai County R1L-10A, a 10-acre minimum parcel size. It is part of the Long Meadow Ranch East Property Owners Association, Inc. (Long Meadow Ranch Unit 4). There are tasteful CC&Rs that limit residences to being site built only with a minimum interior floor space of 2,000 s.f. and not higher than 25', private garages and guest homes are allowed. Set backs are 100' to any boundary or 50' from the Mint Wash flood plain. All improvements must be approved by the Architectural Control Committee. Lot splits of the original parcels are limited to three splits of not less than 10 acres each. Personal use of livestock (excluding swine and chickens) and domestic animals are allowed but must be fenced and no more than 12 horses are allowed per each original parcel (or four per each allowed split). The POA maintains the private subdivision roads.

Comments: Sitting in one of northern Arizona's most exclusive ranch areas northwest of Prescott, Lots 112 and 113 have arguably one of the most private and scenic locations in the Long Meadow Ranch subdivision. Other lots are also available for a buyer to potentially own up to 253.76 total acres in this exclusive area.

Price: \$498,000, cash.

Contact: Exclusively Listed For Sale By Paul Groseta
Headquarters West, Ltd.
51 Verde Heights Drive, Suite A
P.O. Box 1840 Cottonwood, Arizona 86326
Phone: (928) 634-8110; Fax (928) 634-2113; Mobile: (928) 853-8369
Email: paul@headquarterswest.com



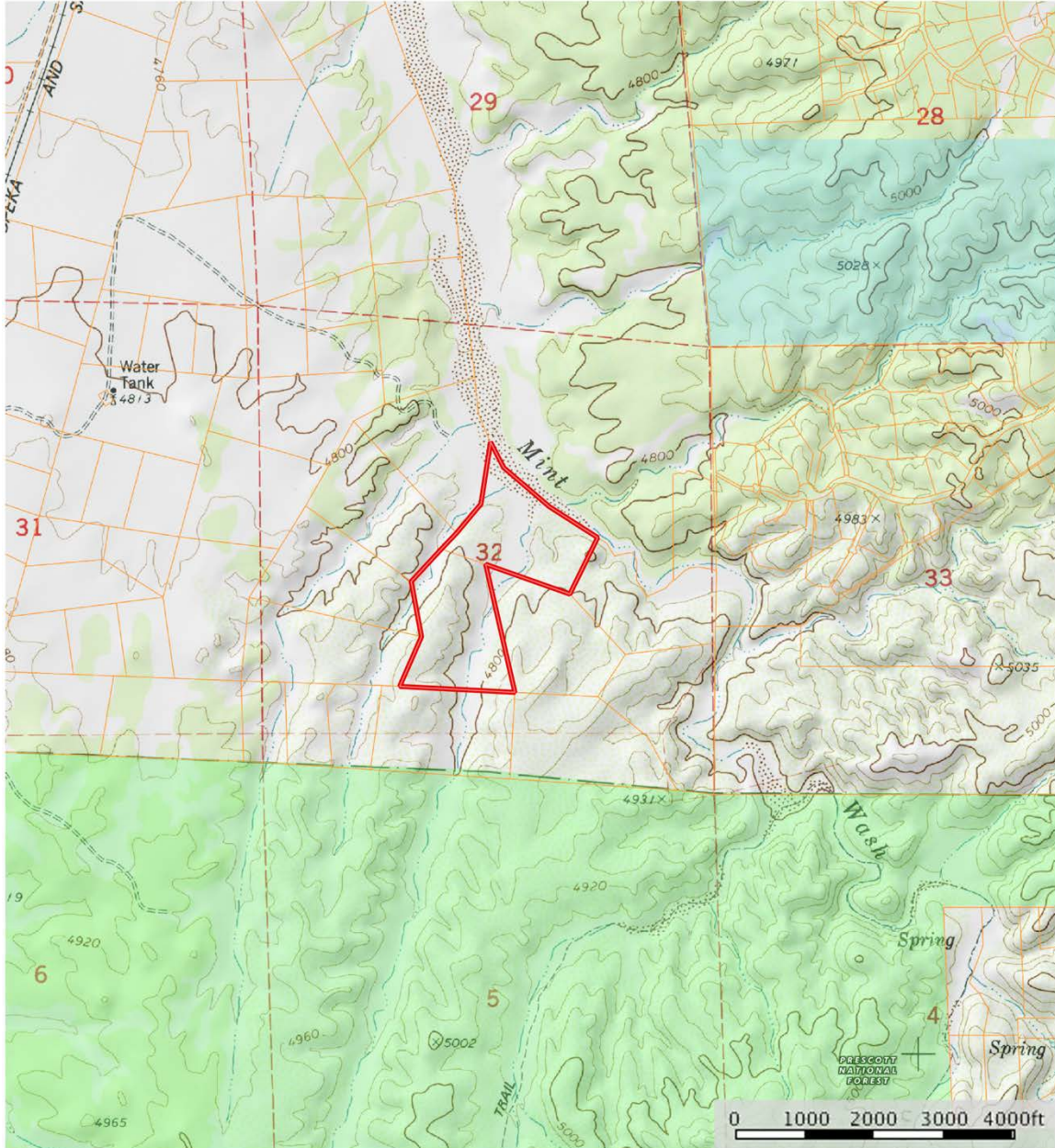
HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Lots 112 & 113 LMRU4

Yavapai County, Arizona, 72.23 AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM

Paul Groseta - Headquarters West

P: Cell: (928) 853-8369 Email: paul@headquarterswest.com

www.headquarterswest.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Lots 112 & 113 LMRU4

Yavapai County, Arizona, 72.23 AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM

Paul Groseta - Headquarters West

P: Cell: (928) 853-8369 Email: paul@headquarterswest.com

www.headquarterswest.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

