

Executive Summary

Prescott, Arizona

Narrative: 13.09 level acres in the gated community of American Ranch. 4565 W. Phantom Hills Rd. Private, gated, fenced, excellent well for irrigation, easy access. Bordered on two sides by Prescott National Forest. Totally unique parcel of land. Community features Equestrian Center, Community Center with fitness center, pool, spa, tennis, community kitchen and fishing lake. Trails connect to 10,000 acres of Prescott National Forest for riding enjoyment.

Legal

Description: American Ranch PH 4A Lot 173 cont 13.09AC Sec 14&23-15-3W M&P 53/84-86

Parcel: 100-20-009

Zoning: PAD

Property:	Approximate Acres	13.09
	Square Feet +/-	570,200.40

Price:	\$ 1,500,000.00
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Per Square Foot:	\$ 2.63
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Per Acre:	\$ 114,591.29
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Total Price:	\$ 1,500,000.00
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