

BRACKEN RIDGE RD

Prescott Valley, Arizona 86315 | Yavapai County

8.01 Acres | \$235,000 | APN 401-01-151G

PROPERTY OVERVIEW

An opportunity to acquire **8.01 acres of vacant land** in the Prescott Prairie area of Yavapai County. The property offers flexibility for a private residence, equestrian property, or potential development into multiple residential homesites.

ASKING PRICE	\$235,000	ACREAGE	8.01 Acres
PRICE / ACRE	Approx. \$29,338	ZONING	RCU-2A
JURISDICTION	Yavapai County	SUBDIVISION	Prescott Prairie
IMPROVEMENTS	Vacant Land / None	2025 TAXES	\$965

ZONING & DEVELOPMENT

The property is zoned **RCU-2A (Residential; Rural)** by Yavapai County. The 2A designation requires a minimum lot area of approximately **2 acres**, creating potential for the property to be divided into multiple residential homesites, subject to County approval and applicable access, infrastructure and subdivision requirements.

- Custom single-family residence
- Large private estate
- Equestrian property
- Multiple 2+ acre residential homesites
- Accessory buildings and structures consistent with County zoning

EQUESTRIAN USE

RCU zoning accommodates rural and equestrian uses. The zoning regulations allow **up to two horses or similarly sized large animals per acre**, making the property well suited for buyers looking for acreage with room for horses, barns, corrals and related improvements.

DEVELOPMENT POTENTIAL

At **8.01 acres**, the property provides an interesting opportunity for a builder or investor looking to create multiple larger-acreage homesites. With a **2-acre minimum parcel size**, there may be potential for multiple buildable parcels while maintaining the rural character and larger lots common to the surrounding area.

Any parcel split and proposed development should be independently verified with Yavapai County Development Services.

PROPERTY INFORMATION

Reference Road	Bracken Ridge Rd	Fire District	Central Yavapai Fire District
Area	Prescott Valley, AZ 86315	School District	Humboldt Unified School District #22
County	Yavapai County	Water District	None listed by County
APN	401-01-151G	Sanitary District	None listed by County
Existing Permits	None listed		

COUNTY RESOURCES

OFFERED AT \$235,000

Information is provided for marketing purposes and is believed to be accurate but is not guaranteed. Buyer should independently verify zoning, allowable uses, parcel split potential, legal access, utilities, water availability, septic requirements, building requirements, acreage and all other information material to the buyer's intended use.