



➤ **Location:** 11970 S Blue Bell Rd, Mayer, AZ 86333

➤ **Size:** 160 Acres

➤ **Price:** \$3,500,000

➤ **Comments:**

- ✓ There are four wells located on the property
- ✓ The site has one main house and four smaller homes
- ✓ Includes an enormous indoor covered show ring, an outdoor show/roping ring, two paddocks for horses, a hot walker and open land available for growing feed for crops
- ✓ In Mayer, the summers are hot, dry, and mostly clear and the winters are cold and partly cloudy. Over the course of the year, temperatures vary from 31°F to 92°F and are rarely below 23°F or above 99°F.
- ✓ 70 miles north of Phoenix

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11970 S Blue Bell Rd | Mayer, AZ 86333



Asking Price:

**\$3,500,000**

## Area Highlights



**LOCATED**  
2 MILES TO CITY OF MAYER  
AND HIGHWAY 69



**ELEVATION**  
4, 4 1 5 F E E T



**1,847 PEOPLE**  
TOTAL 2020 POPULATION  
IN MAYER, ARIZONA



**Z O N E D**  
A G R I C U L T U R E



**ADJACENT**  
WITH ACCESS TO  
PRESCOTT NATIONAL FOREST



11970 S Blue Bell Rd.



## Property Overview

- Yavapai County Parcel No. 500-23-012C
- There are four wells located on the property
- The site has one main house and four smaller homes
- Includes an enormous indoor covered show ring, an outdoor show/roping ring, two paddocks for horses, a hot walker and open land available for growing feed for crops
- In Mayer, the summers are hot, dry, and mostly clear and the winters are cold and partly cloudy. Over the course of the year, temperatures vary from 31°F to 92°F and are rarely below 23°F or above 99°F.
- 70 miles north of Phoenix
- Prescott Valley is 16 miles west of Mayer:

**Retail:** Walmart Super Center, Kohl's, Dick's Sporting Goods, Dillard's Department Store, Target, Costco Sprout's, Fry's Food and Drug, Safeway

**Medical:** Yavapai Regional Medical Center, NextCare Urgent Care

**Hardware/home improvement:** Prescott Valley Ace, The Home Depot, Lowes, Alliance Home Improvement, Prescott Home Improvement, American Fence

**Auto Sales/repair:** Findlay Subaru, Prescott Valley Kia, Galpin Rord, Lamb Nissan, York Dodge Chrysler Jeep, Lamb Chevrolet, Prescott Honda



Mayer, AZ

±16,524 VPD

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