

For Sale

CBRE

7785 Iron Springs Road

Kirkland, AZ 86332

On-site Well with 5,000 Gallon Storage Tank



Not to Scale



Property Description

Property Address	7785 Iron Springs Road Kirkland, AZ 86332	Sale Price	\$590,000
Building Size	±2,828 SF	Year Built	2003
Total Land Area	±3 Acres (205-25-034C) ±1 Acre (205-25-034A)	Parcel	205-25-034C & 205-25-034A
Water	On-site well (AZ0413179) that produces 35.0 GMP.	Zoning	Yavapai County RCU-2A. Zoning allows for single family residence on minimum of 2-acres.

Highlights



Ready-to-use owner-occupied opportunity

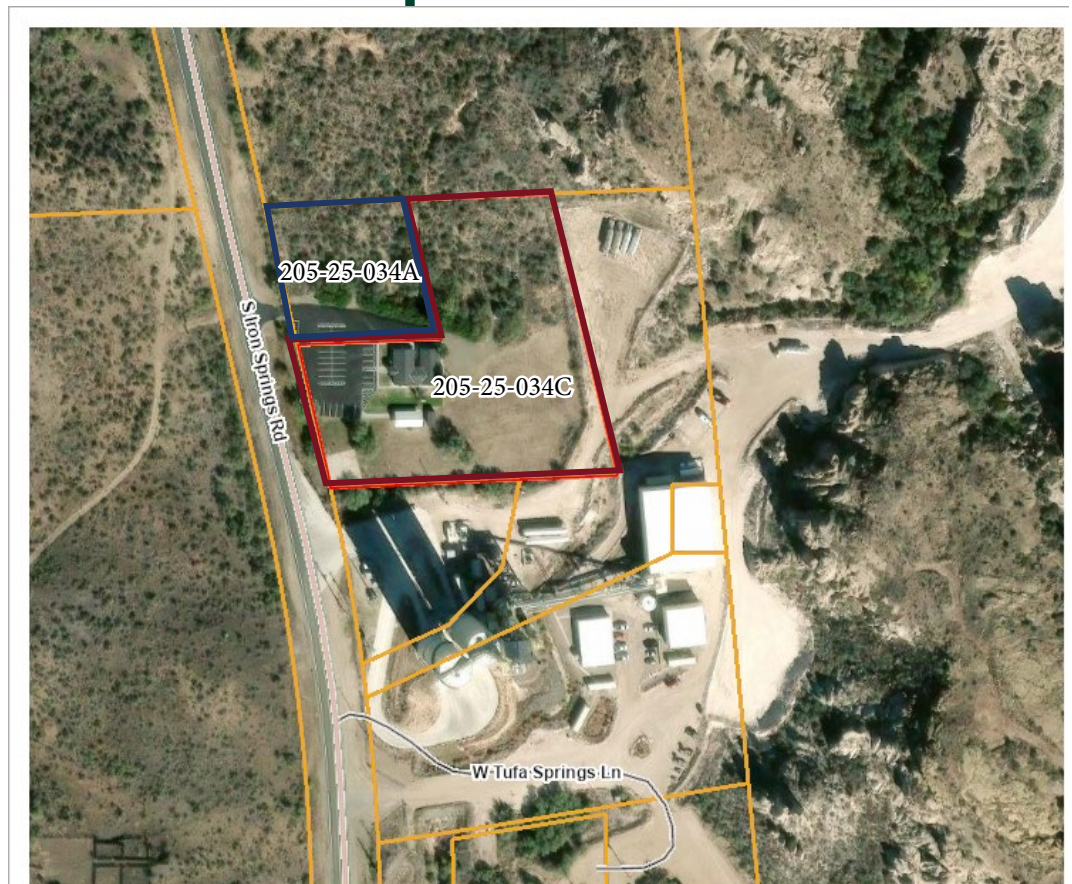


The water system includes 5,000-gallon storage tank. There is water quality data available. The water system has continued to be sampled for compliance through December 2025. The water system is currently in full compliance and there are no alternative municipal water systems nearby.



Proximity to Nature: The area offers easy access to natural vegetation and is close to national forests

Parcel Map





Kirkland, AZ

Nestled in the picturesque Sonoran Desert, Kirkland, Arizona, offers a unique real estate opportunity for those seeking a tranquil, rural lifestyle without sacrificing convenience. This serene, unincorporated community in Yavapai County is situated approximately 20 miles southeast of Prescott and 60 miles north of Phoenix, providing residents with stunning panoramic views of the surrounding Weaver Mountains and rolling desert hills. With an elevation of around 4,310 feet, Kirkland boasts a semi-arid climate characterized by hot summers and mild winters, perfect for enjoying a wealth of outdoor activities such as hiking, birdwatching, and stargazing.

Kirkland fosters a close-knit community spirit, blending rural charm with access to essential amenities and local events. The real estate market in Kirkland currently presents a buyer's advantage, with a median listing price of \$389,000 as of March 2026. Properties often feature generous acreage, catering to those desiring space for horses, livestock, or simply expansive natural beauty. With homes spending an average of 229 days on the market, and median days on market down by over 50% year-over-year, Kirkland represents a vibrant, evolving market ready for discerning buyers looking to embrace the Arizona lifestyle.



Contact Us

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