Apache County AZ / Chambers, Sanders, St Johns Area

**Apache County is located in the Northeast corner of Arizona and borders the state of New Mexico. Most of our properties are in the off grid and camping friendly area of Chambers, Sanders, and St Johns which is approximately 1 hour to historic Holbrook AZ, 1 hour to Gallup NM, 2.5 hours to Albuquerque NM, 2 hours to historic Flagstaff AZ, 3.5 hours to Phoenix/Scottsdale AZ, and 5 hours to Tucson AZ.**

**This area of Apache County has some of the fewest restrictions for you to legally camp on vacant land and to also live full time off the grid. The county is very accommodating to people looking for a true off grid lifestyle or camping, and even allows for the legal conversion of a premanufactured shed to a livable home. Please see apachecountyaz.gov/Building-Safety for more info. Most of our lots are zoned Agricultural and allow for a wide variety of homes to be built ranging from mobile, manufactured, container, tiny homes, shed conversions and others. Most people in the area are on septic and have either a well or use hauled or delivered water which is allowed by the county. There is limited electrical and many people opt for solar. This area has extremely low property taxes ( typically $40 or less per year for most lots). Our properties have easy access, private locations, and are a short drive to Chambers, Sanders, or St Johns which have all the services you need. ( gas, food, stores, restaurants, lodging, supplies, materials, etc. )**

**At approximately 6,000 ft elevation, this area is much cooler than most of Arizona. On average there are 276 sunny days per year, 11 inches of rain, and 5 inches of snow. July is typically the hottest month with an average temperature of 90.8 degrees, the low temperature is typically in January and is 21 degrees average. Most of the year the weather is very favorable.**

**This part of Arizona is paradise for outdoor enthusiasts and sightseeing and features world class hunting, fishing, off roading, hiking, biking, parks, and sightseeing. You will love the wildlife which includes deer, coyotes, elk, turkeys, and quail. There is also a multitude of historic and archaeological sites in Apache County as well as the Petrified Forest National Park, the Navajo Reservation, and the Fort Apache Indian Reservation.**

**Below of a partial list of things to do in Apache County :**

**Apache County Fair**

**Wigwam Hotel**

**Window Rock Navajo Tribal Park**

**Four Corners Monument**

**Casa Malpais Archaeological Park & Museum**

**The Navajo Resevation**

**The Navajo Nation Museum**

**Apache-Sitgreaves National Forest**

**Navajo Nation Zoo & Botanical Park**

**Lyman Lake State ParkRock Ruin**

**Historic Holbrook AZ**