



Owning Land in Apache County, Arizona

Picture wide open high desert, big quiet skies, and room to spread out. Before you buy land in Apache County, it helps to know what you can do with it and how things like water and power work this far out. Here's a plain rundown. Most of it is the same county wide, and the few things that change by parcel are noted at the end.

ZONING AND USE

The basics

Most land out here is zoned Agricultural General. It's open rural land with room to breathe, good for camping, exploring, or holding for the future. The zoning also allows a home, the same as the neighbors, once the land is set up with water and septic.

CAMPING AND RVS

Camping and RVs

You can camp with an RV for up to 14 days. If you want to stay longer than 30 days, you'll need a septic system installed first.

An RV is welcome on the property. Once you're living in it past 30 days, it needs to be hooked up to a septic system, the same as a home would.

BUILDING A HOME

Homes

Manufactured homes are allowed. They need to be 15 years old or newer; anything older needs an approved conditional use permit from the county. A building permit is required, and setup has to be done by a licensed manufactured home installer. One thing to know: mobile homes are not allowed, only manufactured homes.

WATER

Water

Water comes from a private well or a cistern, and on some parcels people haul water in. The county Health Department handles well questions and permits.

SEPTIC

Septic

A septic system is required if you're going to live on the land. The county Health Department permits and inspects septic systems.

POWER

Power

Solar works anywhere in the county and is a popular choice on rural parcels. Grid power is available in many areas too. The provider depends on where the parcel sits, so each listing tells you what serves that specific property.

GAS

Gas

There's no piped natural gas anywhere in Apache County. Homes out here run on propane, delivered and stored in a tank on the property.

A FEW THINGS VARY BY PARCEL

Depends on the property

A couple of details aren't the same for every property, so we spell them out on each listing instead of guessing:

- **Electric provider.** Solar works everywhere; the grid provider depends on location.
- **Road maintenance.** Some roads are county maintained, others are privately maintained.

COUNTY CONTACTS

Helpful numbers

Apache County Health Department (water and septic): (928) 337-7607

Planning and Zoning: (928) 337-7526

Assessor: (928) 337-7624

County website: co.apache.az.us

Questions about a specific property?

We own every parcel we sell, so you're talking straight to the owner. Reach out anytime.

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This guide covers general Apache County information and can vary by parcel. Please review the specific listing and your title report before purchasing.