



## 1.13 Acres

~~\$13,497~~ **\$11,497**

**Navajo County, Arizona**

[www.landresellers.com/properties/845b88917f8](http://www.landresellers.com/properties/845b88917f8)



## Property Details

**Property Types:** Land  
**State:** Arizona  
**County:** Navajo County  
**City:** Snowflake  
**Zip:** 85937  
**Price:** \$11,497

**Total Acreage:** 1.13  
**Property ID:** RANCH OF THE GOLDEN HORSE # 2 LOT 17 BLK 4  
**Property Address:** 4301 CLYDESDALE RD SNOWFLAKE, AZ 85937, Snowflake, AZ, 85937  
**APN:** 403-06-073  
**GPS:** 34.523594535999, -109.870307246

### Spacious Lot with Juniper Trees, Priced Quickly to Sell

This corner lot in Snowflake, AZ, offers a unique opportunity to own a vacant land adorned with beautiful juniper trees. Situated in a picturesque location, this lot presents an ideal setting for building your dream home or investing in a natural retreat.

Electricity is readily available in the Snowflake area, providing convenient access for your residential or construction needs. Connecting to the local power grid can be easily arranged, ensuring a reliable source of electricity for your future property.

Water availability in Snowflake typically involves connecting to the municipal water supply. Depending on the specific location and zoning regulations, connecting to the water system should be feasible. Additionally, drilling a well is a popular option in this area, offering a self-sufficient water source.

Attractions: Snowflake, AZ, boasts a charming and serene environment with several attractions to enjoy. Explore the natural wonders of the surrounding area, including nearby forests, hiking trails, and breathtaking landscapes. Additionally, the town itself offers a rich historical heritage, with unique architecture and cultural events that showcase its western heritage.

Nearby Communities: Snowflake is a welcoming community with a small-town atmosphere and friendly residents. It provides essential amenities such as grocery stores, restaurants, schools, and medical facilities. The nearby city of Show Low, located approximately 20 miles away, offers a wider range of services, shopping centers, and recreational opportunities.

This vacant corner lot in Snowflake, AZ, presents an enticing opportunity to own a property adorned with juniper trees. With accessible electricity and various options for water connection, this lot provides a seamless transition to build your dream home. Immerse yourself in the natural beauty of the area while enjoying the amenities and friendly communities nearby.

***\$250 Non-Refundable Holding Deposit (1-Week Hold) secures this property! This deposit will cover the closing costs associated with the purchase. [CLICK HERE TO PAY THE DEPOSIT.](#)***

**Cash Price: \$11,497**

Size: 1.13 acres / 49,223.0 SqFt

APN: 403-06-073

Property Address: 4301 CLYDESDALE RD SNOWFLAKE, AZ 85937

State: Arizona

County: Navajo

Legal Description: RANCH OF THE GOLDEN HORSE # 2 LOT 17 BLK 4

Zoning: RU-20: Use: SINGLE FAMILY: Single family dwellings, accessory buildings, churches, contractor's yard\*, corrals, farms

GPS Coordinates

34.5235945359989, -109.870307246

34.5231413619989, -109.869293268

34.5231732469989, -109.869312415

34.5236246359989, -109.870327083

Power: In Area

Water: In Area

Sewer: Septic or Alternative System

Roads: Dirt/gravel

General Elevation: 4,400 ft

Annual Property Tax Estimate: \$30.42

Time Limit to Build: No limit

Title Information: Clear Title

Closing/Doc Fee: \$250.00

**QUESTIONS:**

Contact: Tyler Scott

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## Seller Information

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We are a privately held land investment company that specializes in finding residential, agricultural, commercial, and vacant land. We own the land, there is no middleman, bank, attorney or real estate broker involved to add to the cost. Legacy Land offers you valued land in today's market with a...