

# \$35,000 - 334 River Springs Ranch -- (unit 334), St Johns

MLS® #6798215

**\$35,000**

0 Bedroom, 0.00 Bathroom,  
Land on 38 Acres

RIVER SPRINGS RANCH UNIT 8, St Johns, AZ

**\*\*Stunning 360° Views in St. Johns, AZ - Perfect for Your Dream Home or Ranch\*\*** This picturesque parcel offers breathtaking 360° views, including a stunning backdrop of the White Mountain Range, which will be blanketed in snow when other areas remain clear. The land gently slopes towards a high point, providing an ideal site for building with panoramic vistas in every direction. With an abundance of juniper trees and wide-open spaces, this property is just 5 miles from the charming, historic town of St. Johns, AZ. Known as the "Town of Friendly Neighbors," St. Johns offers small-town conveniences including restaurants, grocery store, a post office, a movie theater, schools, and a feed store. Outdoor enthusiasts will appreciate the the proximity to the Little Colorado River and Lyman Lake State Park, offering ample opportunities for fishing, boating, and water skiing. Plus, Sunrise Ski Resort is only an hour away for winter fun. The property is accessible year-round via well-maintained roads, making it ideal for off-grid living, horses, and other livestock. St. Johns enjoys an average of 327 days of sunshine annually, and with a mild four-season climate (Climate Zone 6), it's perfect for growing a variety of crops. Whether you're seeking a serene escape, a place to build your dream home, or a property to start your ranch, this parcel offers the ideal foundation for your future.



## Essential Information

MLS® #	6798215
Price	\$35,000
Bathrooms	0.00
Acres	37.59
Type	Land
Status	Active

## Community Information

Address	334 River Springs Ranch -- (unit 334)
Subdivision	RIVER SPRINGS RANCH UNIT 8
City	St Johns
County	Apache
State	AZ
Zip Code	85936

## Amenities

View	Mountain(s)
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## Exterior

Lot Description	East/West Exposure, North/South Exp
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## School Information

District	St Johns Unified District
Elementary	Coronado Elementary School
Middle	St Johns Middle School
High	St Johns High School

## Additional Information

Zoning	AG-R
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## Listing Details

Listing Office	Landmark Homes, L.L.C.
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