


578 E Highway 12, Tropic, UT 84776		24-250626 Land, Lot & Water Active \$334,000	
Provided as a courtesy of Rosa Lee White BRYCE CANYON REAL ESTATE 15 South Red Rock Drive Cannonville, UT 84718 Direct - (801) 850-4337 utahrose@gmail.com http://brycecanyonrealestate.com License #: 10124109-AB00			
Approved by MLS:	Yes	Office Listing #:	
Possession Date:		Short Sale Status:	No
		List Price/Acre:	100,000
Geo Lat:	37.613211	Geo Lon:	-112.069955
County:	Other	Subdivision:	
Range:		Section:	
Intermediate Schools:	Out of Area	Jr. High Schools:	Out of Area
Tax ID:	08-0073-0450	Zoning:	Greenbelt
Tax Year:		Cross Street:	
		Township:	
		Elementary Schools:	Out of Area
		Sr. High Schools:	Out of Area
		Total Taxes:	4.08
Listing Class:	Land/Acreage	Lot Acres:	3.34
Lot Dimensions:		Price Per Unit \$:	
Lot Depth:		Lot Irregular:	No
Assoc Dues Period:	N/A	Ownership Transfer Fee:	No
Aprx SqFt:		Lot Frontage:	
		Association Dues:	
		Ownership Fee Amount:	
Buyer Broker Compensation (BBC):	3	Buyer Broker Comp (BBC) Type:	%
Seller Concessions:		Sold Price/Acre:	
Public Remarks: Wake up to epic views of Powell Point to the East and Bryce Canyon to the West. This 3+ acre parcel along scenic highway 12 puts you in the heart of Bryce Canyon Country with the visitors center a short 15 minute drive. Explore the Grand Staircase National Monument and Kodachrome State park with easy day trips from your own backyard. Power available nearby (post on property). Potential culinary water available through Tropic Town. Parcel currently designated greenbelt with tax discount. Don't miss this perfect location! Directions: From the Town of Tropic, travel Southeast on Highway 12. Property is on the right side of Highway 12 just after MM 22.			
Utilities: See Remarks		Zoning: Agricultural	
Land Features: Access, Public; Horse Privileges; Rural; Terrain Flat; Terrain Slope; View Mountains		Builder Restrictions: Bring your own Builder	
		Terms of Sale: Cash; Conventional	
List Price:	334,000		

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