


159 Acres Bryce Way Bordering Bryce Canyon, Tropic, UT 84776		103836 Land Active \$2,400,000	
<p><i>Provided as a courtesy of</i> Rosa Lee White Bryce Canyon Real Estate 15 S Redrock Drive PO Box 60 Cannonville, UT 84718 Mobile - (801) 850-4337 utahrose@gmail.com http://www.brycecanyonrealestate.com License #: 124109-AB00</p>			
Lot Dimensions:	Total Acres: 159	Price Per Acre \$: 15,000	Phase/Unit: No
Lot #:	Block:	HOA: No	PUD: No
Water (Y/N): No			
MLS Area: 10 – Panguitch, Panguitch Lake, Bryce Cnyn Vlg	County: Garfield	Zoned: RRC	
Senior Community: No	Subdivision: Not Applicable	Township: 37S	
Range: 3W	Parcel Number: 08-0073-0185 and 08-0073-0187	Section: 3	
Tax Acct #: T-185 and T-187	Quarter Section: SW	HOA Dues \$:	
HOA Dues Frequency:	Special Taxes (SID)\$:	Total Taxes: 12.34	
Type: Acreage	For Sale or Rent: For Sale	Comp Buyer/Broker: 3	
Financing Remarks:			
<p>Directions: See map or contact agent for directions. Located on Bryce Way, bordering Bryce Canyon National Park. Public Remarks: Breathtaking views on nearly 160 acres bordering Beautiful Bryce Canyon National Park, The charming Tropic Town and BLM land. Year round access. This property is a must see! So many options on land use: Zoned RRC-residential, recreation & commercial. Hike from Bryce Canyon trails right to your property. County maintained, paved road. Last 1/4 mile is gravel and goes through a corner of the property. Gorgeous, up-close, mountain views from property. Drone footage: https://www.youtube.com/watch?v=hmGULCPBqbg</p>			
Water Source: Water-See Remarks	Terms of Sale: Cash; Conventional; Exchange	Terrain: Flat; Gradual Slope; Hilly	
Occupancy: Vacant	Accessibility: County Maintained; Year Round Access	Vegetation/Crops: Trees-Pine; Trees-Other; Native Vegetation; Natural Grass; Sage Brush	
Possession: Upon Closing	Improvements: None	Soil Type: Rock; Sandy	
Appointment: No Appt Necessary	Utilities: Electric-City	Fees: None	
Assessments/SID: None	Water Rights/Shares: None	Sale Type: Conventional	
List Price: 2,400,000			

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