


335 E UT-12, Escalante, UT 84726		24-249427 Land, Lot & Water Active \$110,000	
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:	69,182.39
Geo Lat:	37.768738	Geo Lon:	-111.593445
County:	Other	Subdivision:	NONE
Range:		Section:	
Intermediate Schools:	Out of Area	Jr. High Schools:	Out of Area
Tax ID:	E-277	Zoning:	Commercial/Res
Tax Year:	2024	Cross Street:	
		Township:	
		Elementary Schools:	Out of Area
		Sr. High Schools:	Out of Area
		Total Taxes:	6.73
Listing Class:	Land/Acreage	Lot Acres:	1.59
Lot Dimensions:		Price Per Unit \$:	
Lot Depth:		Lot Irregular:	Yes
Assoc Dues Period:	N/A	Ownership Transfer Fee:	No
Aprx SqFt:		Lot Frontage:	
		Association Dues:	0
		Ownership Fee Amount:	
Buyer Broker Compensation (BBC):	2.50	Buyer Broker Comp (BBC) Type:	%
Seller Concessions:		Sold Price/Acre:	
Public Remarks: Great Commercial lot on Scenic Byway 12 in the beautiful town of Escalante. Situated on the East end of town near new businesses with incredible views of the Escalante Canyons. Zoning allows for most commercial uses, vacation rental, residential, or Multi family. See City Ordinances for specifics. Utilities nearby. Rare find at this price! Commission offered to members of the MLS only. Buyer responsible for roll-back taxes & access approval from UDOT Directions:			
Utilities: None Stubbed In; See Remarks Land Features: Access, Public; Fenced Part; Flood Zone Unknown; Green Belt/Trail; Road Paved; Rural; Sidewalk; Terrain Flat; View Mountains		Engineering: Plat Map; Survey Available Zoning: Commercial; Mixed Zoning; Multi-Family; Office/Professional; PUD; Residential; Vacation Rental; Zone City	
		Builder Restrictions: Bring your own Builder Terms of Sale: Cash; Conventional	
List Price:	110,000		

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