

Provided as a courtesy of

Rosa Lee White

Bryce Canyon Real Estate
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Lot Dimensions:		Total Acres:	1.91	Price Per Acre \$:	
Lot #:		Block:		Phase/Unit:	
Water (Y/N):	No	HOA:	No	PUD:	No
MLS Area:	10 – Panguitch, Panguitch Lake, Bryce Cnyn Vlg	County:	Garfield	Zoned:	LS04
Senior Community:	No	Subdivision:	Hercules	Township:	
Range:		Parcel Number:	14-0053-0040	Section:	
Tax Acct #:	HU-2-1	Quarter Section:		HOA Dues \$:	
HOA Dues Frequency:		Special Taxes (SID)\$:		Total Taxes:	180.88
Type:	Lot	For Sale or Rent:	For Sale		
Financing Remarks:					
Directions: From Highway 89, turn East onto E Ruy Lopez Dr. (Between MM 124 and 125). Turn left onto Alice Drive. The lot is on the left at the intersection of Alice and W River Rd..					
Public Remarks: Potential use as NIGHTLY RENTAL- with county approval. Nice property on the corner of Highway 12 and 89. Great access to both Bryce and Zion. Near the Sevier River. This large lot would make a perfect location for a summer home with easy access to outdoor recreational locations. The lot has two small cabins/bunk houses on the Southeast corner. Includes .5 acre feet water rights with permit to drill well.					
Occupancy: Owner; Vacant		Improvements: Bunk House		Crops: Pasture	
Possession: Upon Closing		Utilities: None; See Remarks		Vegetation: Natural Grass; Pasture	
Terms of Sale: Cash; Conventional		Water Rights/Shares: Other		Sale Type: Conventional	
Accessibility: Public Access		Terrain: Flat			
List Price:	148,500				