


629 N Highway 12, Cannonville, UT 84718		100335 Land Active \$295,000	
<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			
Lot Dimensions:	Total Acres: 9.12	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:	AG
Senior Community:	Subdivision: Not Applicable	Township:	37S
Range: 3W	Parcel Number: 03-0015-0082	Section:	24
Tax Acct #: C-82	Quarter Section: NE	HOA Dues \$:	
HOA Dues Frequency:	Special Taxes (SID)\$:	Total Taxes:	440.45
Type: Lot	For Sale or Rent: For Sale	Comp Buyer/Broker: 2.5	
Financing Remarks:			
Directions: From Cannonville, travel north on Highway 12. The property is on the left side of the road at mile marker 25. Public Remarks: Fantastic property with Highway 12 frontage! Set just outside of town, this parcel spans from the highway to the hillside where you could build a beautiful home to take in the views of the whole valley. Potential commercial use: with approval of a zone change, its a great spot for a boutique hotel or small campground.			
Sewer/Septic: Septic-Not Installed Occupancy: Vacant Possession: Upon Closing Appointment: Call Listing Office Assessments/SID: None		Terms of Sale: Cash; Conventional Accessibility: Public Access Improvements: None Utilities: Electric-In Street	
		Water Rights/Shares: None Terrain: Gradual Slope Vegetation/Crops: Natural Grass; Sage Brush Sale Type: Conventional	
List Price:	295,000		

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