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**ROSA LEE WHITE**

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<b>Approved by MLS:</b>	Yes	<b>Office Listing #:</b>	070523	<b>List Price/Acre:</b>	43,853.82
<b>Possession Date:</b>		<b>Short Sale Status:</b>	No		
<b>Geo Lat:</b>	37.579569	<b>Geo Lon:</b>	-112.056774	<b>Cross Street:</b>	
<b>County:</b>	Other	<b>Subdivision:</b>		<b>Township:</b>	Cannonville
<b>Range:</b>		<b>Section:</b>		<b>Elementary Schools:</b>	Out of Area
<b>Intermediate Schools:</b>	Out of Area	<b>Jr. High Schools:</b>	Out of Area	<b>Sr. High Schools:</b>	Out of Area
<b>Tax ID:</b>	Parcel 03-0015-0079; Serial C-79	<b>Zoning:</b>	Commercial	<b>Total Taxes:</b>	227.42
<b>Tax Year:</b>	2023				
<b>Listing Class:</b>	Land/Acreage	<b>Lot Acres:</b>	3.01	<b>Aprx SqFt:</b>	13,115
<b>Lot Dimensions:</b>		<b>Price Per Unit \$:</b>		<b>Lot Frontage:</b>	
<b>Lot Depth:</b>		<b>Lot Irregular:</b>	No	<b>Association Dues:</b>	
<b>Assoc Dues Period:</b>	Annually	<b>Ownership Transfer Fee:</b>	No	<b>Ownership Fee Amount:</b>	
<b>Buyer/Office Comm:</b>	2.50	<b>Buyer/Office Comm Type:</b>	%		
<b>Seller Concessions:</b>		<b>Sold Price/Acre:</b>			
<b>Public Remarks:</b> This beautiful lot would be ideal for many uses. It comes with one connection to Cannonville culinary, which is enough for one home. Buyer to verify with the Town of Cannonville for additional water connections and questions. The lot faces East. Property lines are just outside of the dirt road and just inside of the white trailer in the photos, as well as partially up the mountain. (White trailer is on another lot.)					
<b>Directions:</b> Located just South of Cannonville cemetery on US Hwy 12.					
<b>Utilities:</b> See Remarks		<b>Zoning:</b> Mixed Zoning		<b>Terms of Sale:</b> Cash	
<b>Land Features:</b> Access, Public; Road Unpaved; Rural; Terrain Flat; View Mountains					
<b>List Price:</b>	132,000				

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