


Utah State Highway 12 N 689, Cannonville, UT 84718		<b>103148 Land Active \$125,000</b>	
<i>Provided as a courtesy of</i> <b>Rosa Lee White</b> Bryce Canyon Real Estate 15 S Redrock Drive PO Box 60 Cannonville, UT 84718 Mobile - (801) 850-4337 <a href="mailto:utahrose@gmail.com">utahrose@gmail.com</a> <a href="http://www.brycecanyonrealestate.com">http://www.brycecanyonrealestate.com</a> License #: 124109-AB00			
<b>Lot Dimensions:</b>		<b>Total Acres:</b>	3.01
<b>Lot #:</b>		<b>Block:</b>	
<b>Water (Y/N):</b>	Yes	<b>HOA:</b>	No
		<b>Price Per Acre \$:</b>	
		<b>Phase/Unit:</b>	No
		<b>PUD:</b>	
<b>MLS Area:</b>	12 – Outside Iron, Beaver, Washington Cntys	<b>County:</b>	Garfield
		<b>Zoned:</b>	multi
<b>Senior Community Range:</b>		<b>Subdivision:</b>	Not Applicable
<b>Tax Acct #:</b>	03-0015-0079	<b>Parcel Number:</b>	03-0015-0079
<b>HOA Dues Frequency:</b>		<b>Quarter Section:</b>	
		<b>Special Taxes (SID)\$:</b>	
		<b>Township:</b>	
		<b>Section:</b>	
		<b>HOA Dues \$:</b>	
		<b>Total Taxes:</b>	216.58
<b>Type:</b>	Lot	<b>For Sale or Rent:</b>	For Sale
		<b>Comp Buyer/Broker:</b>	2.5%
<b>Financing Remarks:</b>			
<b>Directions:</b> Just south of Cannonville cemetery on Hwy 12			
<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.). The listing Broker's offer of compensation is made only to participants of the MLS where the listing is filed.			
<b>Water Source:</b> Water-See Remarks		<b>Terms of Sale:</b> Cash	
<b>Occupancy:</b> Vacant		<b>Accessibility:</b> Public Access; Year Round Access	
<b>Possession:</b> Immediate		<b>Improvements:</b> None	
<b>Appointment:</b> No Appt Necessary		<b>Water Rights/Shares:</b> None	
<b>Assessments/SID:</b> None		<b>Terrain:</b> Gradual Slope	
		<b>Vegetation/Crops:</b> Native Vegetation; Sage Brush; Other	
		<b>Fees:</b> None	
		<b>Sale Type:</b> Conventional	
<b>List Price:</b>	125,000		

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