


869 N Main Street, Tropic, UT 84776		103201 Land Active \$499,000	
<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:	7.75
Lot #:		Block:	
Water (Y/N):	No	HOA:	No
		Price Per Acre \$:	
		Phase/Unit:	
		PUD:	No
MLS Area:	10 – Panguitch, Panguitch Lake, Bryce Cnyn Vlg	County:	Garfield
Senior Community Range:	No	Subdivision:	Not Applicable
Tax Acct #:	T-207	Parcel Number:	08-0073-0207
HOA Dues Frequency:		Quarter Section:	
		Special Taxes (SID)\$:	
		Township:	
		Section:	
		HOA Dues \$:	
		Total Taxes:	11.77
Type:	Acreage	For Sale or Rent:	For Sale
		Comp Buyer/Broker:	3
Financing Remarks:			
Directions: Property is located on the south corner of 900 North and Main Street which is Scenic Hwy 12. Public Remarks: Beautiful 7.75 Acres fronting "Scenic By Way Hwy 12" and 900 North ... Zoned General Commercial... City Water, Sewer and Power along Hwy 12 ... Panoramic Views! ... A Great Place for a Gentleman's Ranch or Great Investment Property! Located in the Heart of Magnificent Country! ... Just 15 minutes to Bryce Canyon National Park Close to Kodachrome Basin and the Grand Staircase -Escalante National Monument! So much to See and Explore! A Place to Enjoy the Beauty of the West! (Property Taxes reflect Green Belt Status; Buyer to pay any Roll Back Taxes assessed against the Property. There is an Annual Lease that can be continued or terminated).			
Sewer/Septic: Sewer-Available Water Source: Culinary-City Occupancy: Vacant Possession: Upon Closing Appointment: Call Listing Agent; No Appt Necessary		Assessments/SID: None Terms of Sale: Cash; Conventional; Exchange Accessibility: County Maintained; Paved; Public Access Improvements: Fence Utilities: Electric-City; Electric-In Street	
		Water Rights/Shares: None Terrain: Flat Vegetation/Crops: Pasture Fees: None Sale Type: Conventional	
List Price:	499,000		

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