


330 E 50 S, Tropic, UT 84776		<b>105468 Land Active \$95,000</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>	0.77
<b>Lot #:</b>	22	<b>Block:</b>	
<b>Water (Y/N):</b>	No	<b>HOA:</b>	No
		<b>Price Per Acre \$:</b>	
		<b>Phase/Unit:</b>	
		<b>PUD:</b>	No
<b>MLS Area:</b>	10 – Panguitch, Panguitch Lake, Bryce Cnyn Vlg	<b>County:</b>	Garfield
		<b>Zoned:</b>	LS01
<b>Senior Community:</b>		<b>Subdivision:</b>	Not Applicable
<b>Range:</b>		<b>Parcel Number:</b>	08-0065-0022
<b>Tax Acct #:</b>	TRS-22	<b>Quarter Section:</b>	
<b>HOA Dues Frequency:</b>		<b>Special Taxes (SID)\$:</b>	
		<b>Township:</b>	
		<b>Section:</b>	
		<b>HOA Dues \$:</b>	
		<b>Total Taxes:</b>	427.93
<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> From Tropic Main Street and center travel East toward the BV hill. Turn onto 320 E into the subdivision and left onto 50 S. Parcel is on the right. <b>Public Remarks:</b> Looking for a large building lot near Bryce Canyon National Park? Look no further! This 3/4 acre lot in the quiet town of Tropic is the perfect place to build your dream home. Easy access to utilities located in the street. Only 10 miles to the park entrance. Adjacent lot also available. Horse property (per Tropic town allowance). No nightly rentals. CC&Rs available upon request.			
<b>Occupancy:</b> Vacant <b>Possession:</b> Upon Closing <b>Appointment:</b> Call Listing Agent; Call Listing Office <b>Assessments/SID:</b> None <b>Terms of Sale:</b> Cash; Conventional		<b>Accessibility:</b> Public Access <b>Improvements:</b> None <b>Utilities:</b> Electric-In Street <b>Water Rights/Shares:</b> None	
		<b>Terrain:</b> Flat <b>Vegetation/Crops:</b> Alfalfa; Natural Grass <b>Fees:</b> None <b>Sale Type:</b> Conventional	
<b>List Price:</b>	95,000		

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