

Provided as a courtesy of

Rosa Lee White

Bryce Canyon Real Estate
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Lot Dimensions:		Total Acres:	0.54	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:	LS04
Senior Community:		Subdivision:	Hercules	Township:	
Range:		Parcel Number:	14-0053-0203	Section:	
Tax Acct #:	HU-5-33	Quarter Section:		HOA Dues \$:	
HOA Dues Frequency:		Special Taxes (SID)\$:		Total Taxes:	276.21
Type:	Lot	For Sale or Rent:	For Sale		
Financing Remarks:					
Directions: Turn east onto Highway 12 from Highway 89. Take the first right onto Entrance Drive. The lot is on the right after Jim Myers Ave. and the pole barn. Public Remarks: Fantastic, half-acre lot between Bryce Canyon and Zion (corner of Hwy 12 and 89). Professionally built 192 square foot fully insulated shed/bunk house. Solar panel system with nearby power for future potential connection. Walking distance to small spring and to the Sevier River. 1 hour to Zion. 20 minutes to Bryce. Perfect base camp for all the nearby outdoor destinations. No water. Potential use as nightly rental with additional infrastructure and approval by county.					
Occupancy: Vacant		Terms of Sale: Cash; Conventional		Water Rights/Shares: None	
Possession: Upon Closing		Accessibility: County Maintained		Terrain: Flat	
Appointment: Call Listing Agent		Improvements: Bunk House		Vegetation: Natural Grass; Sage Brush; Weeds	
Assessments/SID: None		Utilities: Electricity, Other; See Remarks		Sale Type: Conventional	
List Price:	57,000				