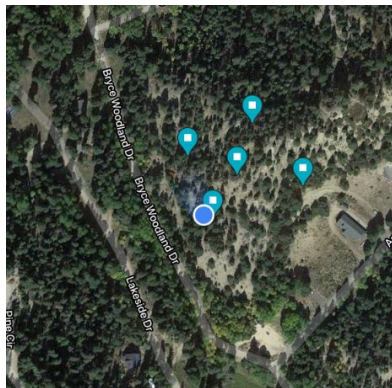
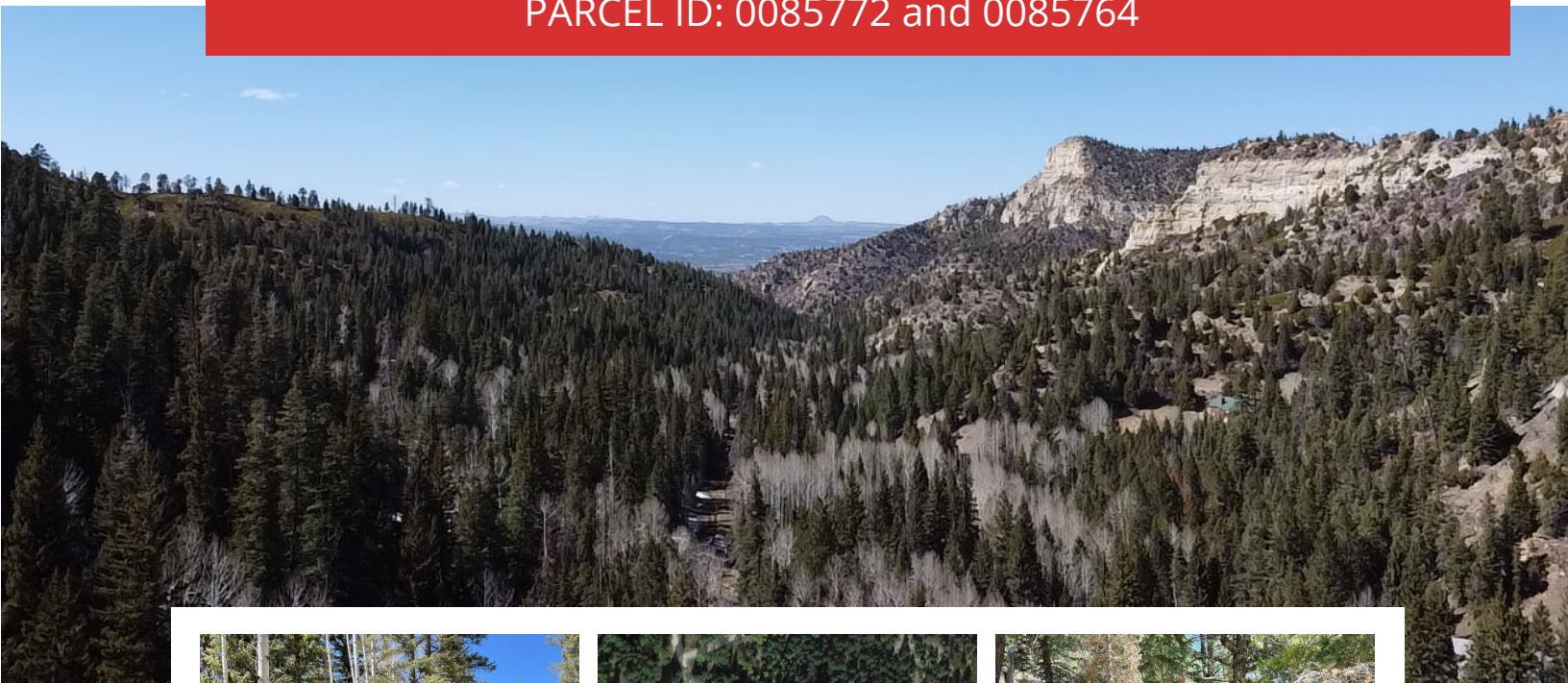


1.66 Acres in Kanab, Kane County, Utah

PARCEL ID: 0085772 and 0085764



Description

Escape and unwind in this 1.66 acre peaceful mountain setting conveniently located near Zion National Park, Best Friends Animal Sanctuary and Bryce Canyon National Park. This 2 adjoining legal lots offers picturesque views of Utah's rugged mountains and near several outdoor recreation like fishing, hiking, and skiing.

From unique geological wonders to its rich ancient history, Kane County overflows with sights begging to be discovered. So have yourself a little piece of Utah heaven and experience what this property has to offer!

wilcolandllc.com



Property Details:

ACREAGE

1.66

PARCEL ID

0085772 and 0085764

ZONING

R1/2

COUNTY

Kane

STATE

Utah

ANNUAL TAXES

\$161.65

ACCESS

Use GPS coordinates to access and review aerial maps.

TERRAIN

Lots are gently rolling.

UTILITIES

There are power lines nearby. Can drill a well for water and install septic.

MORE INFO ON ZONING

- This parcel is currently zoned R1/2.
- This zoning provide residential neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents.
 - AREA AND SETBACK REGULATIONS:
 - Area - 1/2 acre
 - Front - 30 feet
 - Side - 10 feet
 - Rear - 10 feet
- **Buildability:** Single family dwelling (1 per lot or parcel) is allowed.
- **Mobile Homes** - No mobile homes. A manufactured home allowed and shall meet all county snow loads at the time of siting and less than ten (10) years old shall meet all snow loads and energy codes at the time of siting. If older than ten (10) years, manufactured home must be inspected and approved by the Kane County building department.
- **Camping:** Camping is not allowed.
- RVs are allowed.
- Temporary buildings for uses incidental to construction work, including living quarters for a guard, night watchman or family, which buildings must be removed upon completion or abandonment of the construction work.
- You can live in a recreational vehicle while building a home, a building permit must be issued before a temporary use permit can be granted. A temporary use permit allowing occupation of a recreational vehicle while building a home may be authorized for more than nine (9) months so long as the building permit remains active. The Land Use Administrator or the Zoning Administrator shall review the permit annually and may reauthorize the permit for an additional year if the building permit is still active.
- Any recreational vehicle, located in a Residential Zone, that has fallen into disrepair, collapsed, or is otherwise uninhabitable shall constitute a nuisance and shall be removed from the property within sixty (60) days of notice by the Land Use Administrator. Failure to remove recreational vehicles deemed a nuisance hereunder after notice shall be a violation



CASH PRICE

\$21,000

CENTER COORDINATES

37.519859, -112.399561

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

INSTALLMENT OPTIONS

Down Payment %	Down Payment Amount	Monthly Payment (12 Months)	Monthly Payment (24 Months)	Monthly Payment (36 Months)	Monthly Payment (48 Months)	Monthly Payment (60 Months)
20%	\$4200.00	\$1460.63	\$774.46	\$557.20	\$458.24	\$407.65
30%	\$6300.00	\$1264.50	\$664.17	\$473.64	\$386.39	\$341.28

These options don't work for you? Check out our [calculator](#) to create a plan that works for you, then send it to us to see if we can make it work!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

