

30 acre next to Paria River, near Grand Staircase Escalante, and Lake Powell. 15 miles west of Big Water, UT

PARCEL ID: 0144298 and 0144256



Description

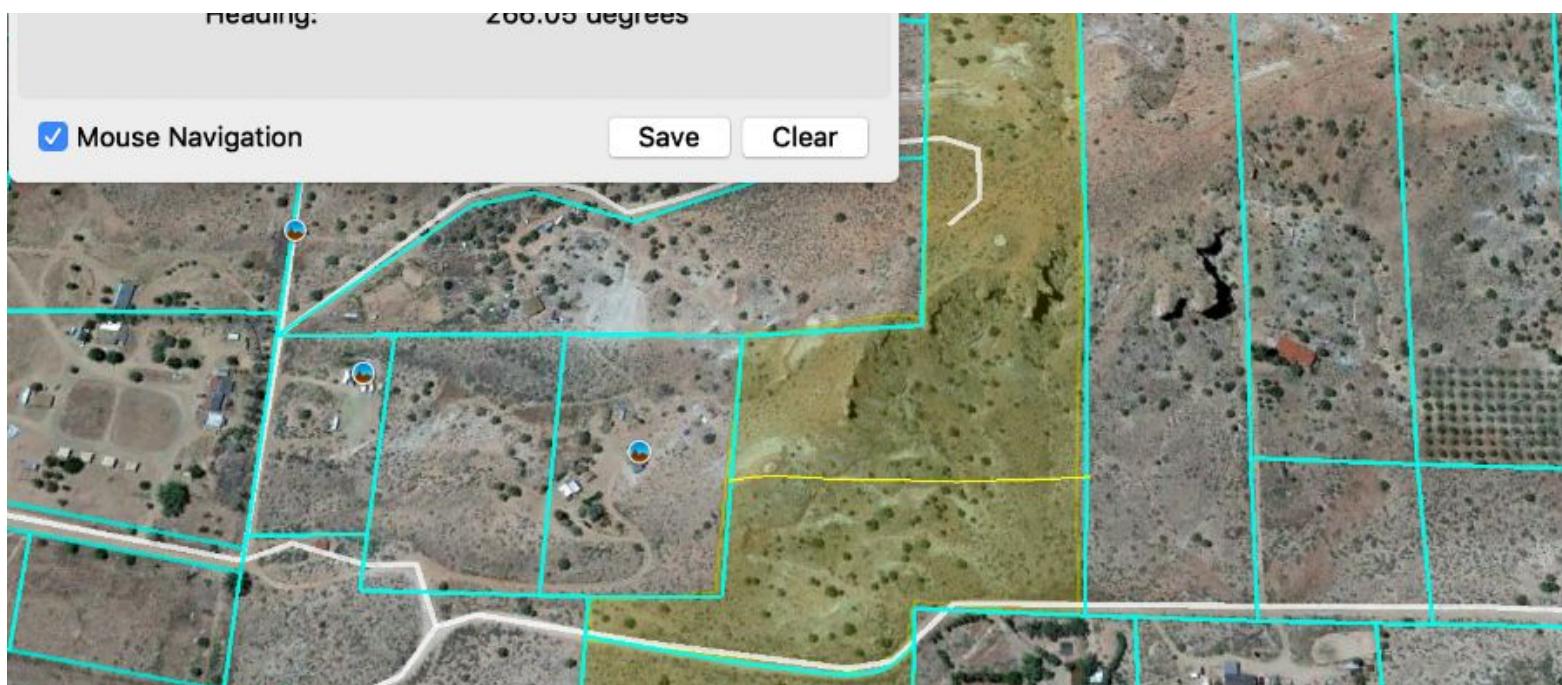
This is an amazing property adjacent to over 1 million acres of contiguous BLM land. Owning this property means being close to some of the greatest treasures of America. It's two legal lots, which you could work with the county to make the one directly on US HWY 89 to be a commercial lot and turn this into a business venture.

This property has water (New Paria Water Company), power, multiple building spots, and some world class views. We camped there one night on the back parcel. There's a good gravel road leading back there. It's elevated nicely (about 100 feet above the northern section) and so you have 360 degree views of some of the most beautiful territory in the anywhere. Amazing sunsets. Views go all the way to Navajo Mountain (60 miles east) and beyond. Stars are bright too. You have to see it for yourself.

This location is amazing... From the peaks of our property you can see forever and listen to this> Within 60 miles or less is the Grand Canyon, Lake Powell, Zion National Park, Grand Staircase and the list goes on but you get the point! You're within 30 miles of Page & Lake Powell, 45 minutes from Kanab. If you know southern Utah, you know this is about as good as it gets. Make sure to look at it on google maps with the GPS coordinates.

This unique property couldn't be better. It's a great opportunity in today's market.

wilcolandllc.com



Property Details:

ACREAGE
30.30

PARCEL ID
0144298 and 0144256

ZONING
R-1

COUNTY
Kane

STATE
Utah

ANNUAL TAXES
\$925.38

ACCESS

Easy access off of the famous US HWY 89. Simply use the GPS coordinates to locate the property.

TERRAIN

Unique and diverse landscape! Colorful rock formations. An old river bed running through the land and nearby is world class recreation!

UTILITIES

Property has water rights. Lot 27 has a meter for water through New Paria. Lot 28 does not. Originally Lot 27 and 28 were one parcel. The water tank on the property has an easement around it. It supplies community water to the area. New Paria charges monthly for utilities payment.

Response from New Paria Water Company: Lots 27 & 28 (both residential lots) are in the New Paria Subdivision so they are part of the New Paria Water Company. Lot #27 has a water meter and a yard hydrant on the property.

Electricity is on site at property.

Membership owed to the NPWC is a total of \$120 per month.
Lot 4 - \$30, Lot 27 - \$60 with water meter, Lot 28 - \$30

Septic systems are regulated by Southwest Utah Public Health Department. This is the link to their webpage about septic systems: <https://swuhealth.org/southwest-utah-environmental-health-utah-septic-systems/>

MORE INFO ON ZONING

Previous owner separated this into 2 parcels. His intention was to make the one on the highway commercial, which the county told him should be no problem.

03/30/2021

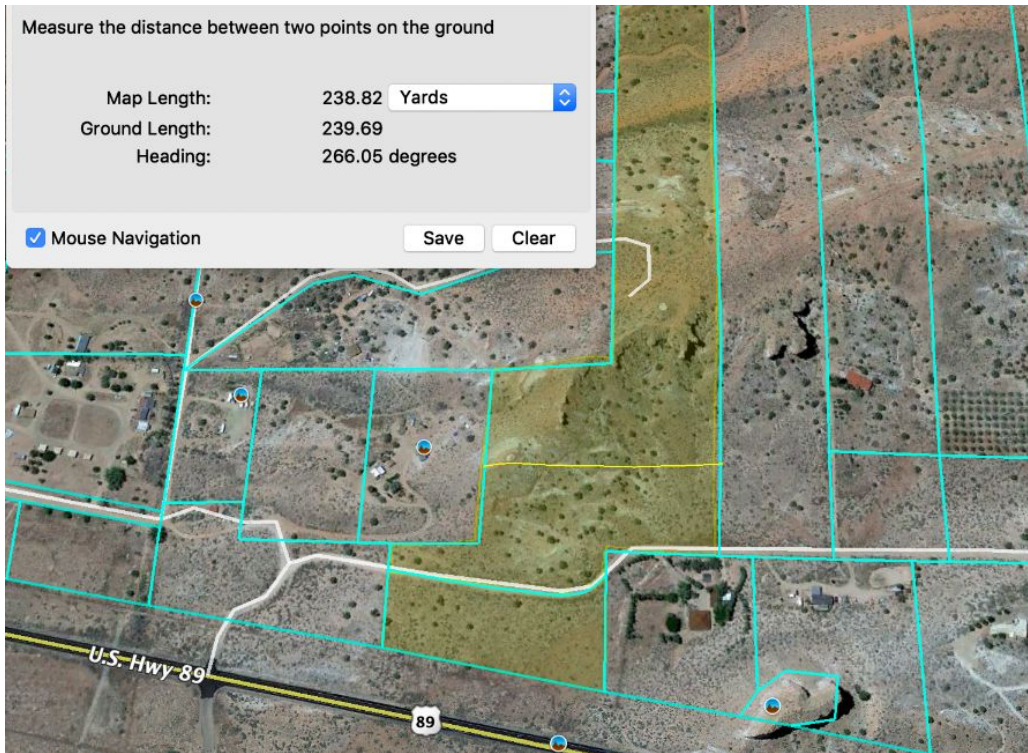
To provide for residential neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents.

AREA AND SETBACK REGULATIONS:

- Area - 1 acre
- Front - 30 feet
- Side - 10 feet
- Rear - 10 feet

BUILDABILITY:

Yes. Single family dwelling (1 per lot or parcel)



CENTER COORDINATES
37.104459, -111.920057

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

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

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

