



# 0.32 acre next to Zion & off the Grid in Rockville, UT

PARCEL ID: R-1308-B (Parcel 2)



## Description

This 0.32 acre is knocking on the footsteps of Zion National Park... Literally! This property is off the beaten path and ready for someone to start using. It's located on dirt roads, behind Eagle Crag Trailhead and surrounded by national parks, epic views and public lands to explore. This is a rare and one of a kind land investment opportunity.

You are surrounded by hundreds of thousands of acres of BLM land - Canaan Mountain Wilderness, Vermillion Cliffs, and more. The views and location are remarkable. Not to mention the privacy back here with just a dozen or so private property owners...

Keep in mind this was an unfinished subdivision, so building is not approved. This is a GREAT property for a campground, RV/trailer, or simply recreational. With the proximity to Zion, trails, and public BLM land in all directions this could be a cool spot to use as a rental too.

[wilcolandllc.com](http://wilcolandllc.com)



## Property Details:

### ACREAGE

0.32

### PARCEL ID

R-1308-B (Parcel 2)

### ZONING

Per Town of Rockville, this parcel is located in an unapproved subdivision and did not go through the correct zoning, hence it cannot be built on.

### COUNTY

Washington

### STATE

Utah

### ANNUAL TAXES

\$102.00

## **BUILDABILITY:**

- NO

## **MOBILE HOMES:**

- NO

## **RVs:**

- YES

## **CAMPING:**

- Yes

- Camping and RVs allowed. :

## **ACCESS**

- Use GPS coordinates to access the property. There is dirt road access, I suggest an SUV or bigger. I also suggest using an app like Onx - I have a blog on how you can use this for successful land visits!

## **UTILITIES**

- No utilities. Off grid.



CENTER COORDINATES  
37.138822092071,  
-113.03612832571

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:

Lis Rosaldo | 605-667-5474 | [Liz@WilcolandLLC.com](mailto:Liz@WilcolandLLC.com)

