



MLS # **741147**
 Status **Active**
 Asking Price **\$850,000**
 Class **FARMRANCH**
 Type **No Residence**
 Address **tbd Road 214**
 City **Blanding**
 Zip **84511**
 Area **Utah**

Pasture **Yes**
 Apx.Total Acres **800.00**

Additional Photos



General

County **San Juan UT**
 Elem. School **Open Enrollment**
 Middle School **Open Enrollment**
 High School **Open Enrollment**
 Fronts
 Views
 Agriculture **Yes**

Apx. Irrig. Acres
 Sewer Supplier **Septic**
 Gas Supplier **Other**
 Electric Supplier
 Leased Y/N **No**

Addendum **Could be a great secluded hunting area! 800 acres of hills and Cross Canyon creek bottom with cottonwoods, natural vegetation and rock outcroppings. Not too far from Canyon of the Ancients and surrounded by BLM. Lots of wildlife and hiking and camping areas off good gravel road. Owner will consider Seller Financing. Could be easily divided into 40 acre parcels, no utilities available, would have to be cistern, solar and septic.**

Financial

Tax Year **2017**
 Total Taxes \$ **173.50**
 Parcel ID # **3826273000**

Cash **Yes**
 Conventional **Yes**
 1031 Exchange **Yes**

Possession **upon close**
 EM Deposit \$ **50000**

Features

Directions **From PV take BB south all the way to the Utah State Line. BB turns south at Road 12 and ends up in Colorado as Road 10. At Utah State Line it turns into Road 213, turn right or west on Road 2031 and stay on it until Road forks, take right fork to sign**

Remarks

Could be a great secluded hunting area! 800 acres of hills and Cross Canyon creek bottom with cottonwoods, natural vegetation and rock outcroppings. Not too far from Canyon of the Ancients, Hovenweep National Monument and surrounded by BLM. Lots of wildlife and hiking and camping areas off good gravel road. Owner will consider Seller Financing. Could be easily divided into 40 acre parcels, no utilities available, would have to be cistern, solar and septic.



Prepared Courtesy of:

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