

Info Sheet Lots 1 & 22 Cedar Valley Acres

APN: 01-207-06

Legal Description: Lots 1 & 22 Blk Bi Cedar Valley Acres

County: Iron

GPS Coordinates: 37.786842, -113.12288

Access: Via W 6000 N & N 3600 W (Dirt Road)

Road Maintenance: Iron County Road Department

Water: Well (To be installed by buyer)

Water Delivery Service: None

Power: [Rocky Mountain Power](#)

Propane Delivery: Blackburn Propane, AmeriGas

Trash Service:

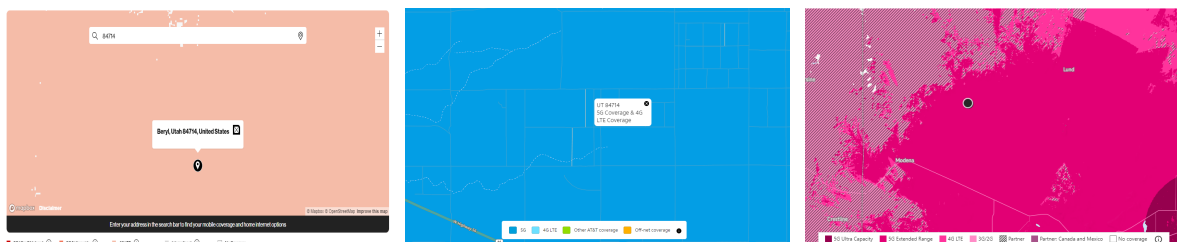
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$107.35

Property Tax Status: Current

Cell Service: Verizon: (4G LTE), AT&T: (5G), T Mobile/Sprint: (5G Extended)



Internet Service: HughesNet, Viasat, South Central Communications

FEMA Flood Zone: No floodplain data.

Wetlands: No wetland/s.

Terrain and Soil: Wales loam, 0 to 2 percent slopes. Good for intense farming.

The screenshot displays a 'SOIL REPORT' window with the following data:

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildfire / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
504	Wales loam, 0 to 2 percent slopes	-	15	2c	Green	Green	Green	Green	Green	Green	Green	Green
Totals		0 CPI Average	15 NCCPI Average	2 Cap Average								
2.16 ac												
Boundary 1.08 ac												

The map shows a red-outlined area divided into two sections, both labeled '504', corresponding to the soil data above. The map includes a search bar at the top and coordinate labels on the sides.

Trees: Flat land without any trees.

Google Maps link: <https://goo.gl/maps/kGR2pDLE45oVRqVL9>

Mapright Link: <https://mapright.com/ranching/maps/4f385648f215a6b7b5fc6c8839c53dc8/share>

HOA: None

HOA Dues: N/A

HOA Amenities: N/A

School District: Iron School District

See Schools: <https://irondistrict.org/>

Climate:

Annual high temperature - 89°F

Annual low temperature - 17°F

Average annual precipitation - 13 inches

Average annual snowfall - 52 inches

Nearby Places of Interest:

-Harry Reid International Airport - 2 hr 48 min away

-St. George Regional Hospital - 1 hr 1 min away

-Cedar City Towne Center - 41 mins away

- Carter's Market - 13 mins away
- Snow Canyon State Park - 40 mins away
- Enterprise Reservoir - 40 mins away
- Newcastle Reservoir - 15 mins away

Nearest Major City: Saint George UT

Nearest City/Town: Newcastle UT

Building Restrictions and Land Use

https://library.municode.com/ut/iron_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.16ESZODI

Build Time Limit:

Minimum Sq footage:

Max # buildings allowed:

Zoning: Residential

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: N

Tiny Homes: N

Full-Time RV Living: N

Full-Time RV Living During Building Construction: Y

RV Camping: N

Tent Camping: N

Building Septic System Required: Y

Building Height Restriction: 30ft or 2 stories/1 story

Property Setback - Front: 30ft

Property Setback - Sides: 30ft

Property Setback - Rear: 30ft

