

Info Sheet Tract A Southern Lot Iron

APN: 03-897-23

Legal Description: S1/2Se1/4Se1/4 Sec 34 T34s R17w Slm. Subj To Rd Way Ease S 33 Ft & E 33 Ft Of Se1/4Sw1/4 Sec 34 T34s R17w Slm.

County: Iron

GPS Coordinates: 37.795732, -113.731789

Access: Via N 3200 W & W 4800 N (Dirt Road)

Road Maintenance: Iron County Road Department

Water: Well (To be installed by buyer)

Water Delivery Service: None

Power: [Dixie-Escalante Electric](#)

Propane Delivery: Blackburn Propane, AmeriGas

Trash Service:

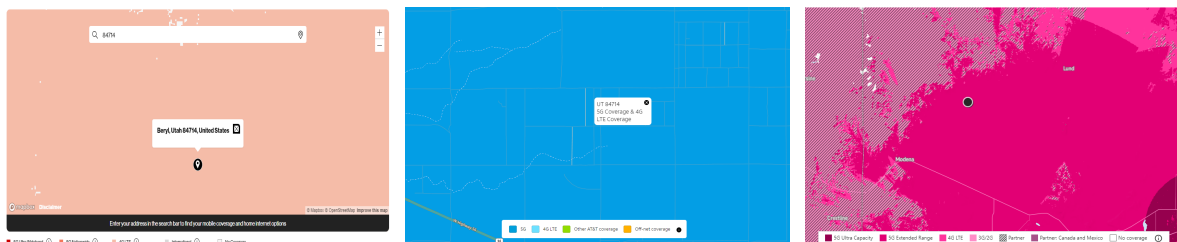
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$59.56

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: The Riverine System includes all wetlands and deepwater habitats contained within a channel classified as R4SBC.



Terrain and Soil: Garbo-Biblesprings complex, 2 to 5 percent slopes. Good for limited grazing.

SOIL REPORT

ACRES | CAPABILITIES | WAPI

Soil: **Non-Irrigated**

Boundary ▢ 20.05 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Capabilities
382	Garbo-Biblesprings complex, 2 to 5 percent slopes	-	10	7e	<ul style="list-style-type: none"> Wildlife / Forestry Limited Grazing Moderate Grazing Intense Grazing Limited Farming Moderate Farming Intense Farming Very Intense Farming
Totals		0 CPI	10 NCCPI	7 Cap.	
20.05 ac		Average	Average	Average	

Search by Address

Trees: Flat land without any trees.

Google Maps link: <https://goo.gl/maps/Fb8cacadFL5Pw2DQ6>

Mapright Link: <https://mapright.com/ranching/maps/41a67b395bb24ec8a537d103080fa39c/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 - 91°F

Annual low temperature - 16°F

Average annual precipitation - 12.2 inches

Average annual snowfall - 28.8 inches

Nearby Places of Interest:

-Harry Reid International Airport - 3 hr 1 min away

-St. George Regional Hospital - 1 hr 14 mins away

-Cedar City Towne Center - 54 mins away

-Carter's Market - 26 mins away

-Snow Canyon State Park - 53 mins away

-Enterprise Reservoir - 53 mins away

-Newcastle Reservoir - 28 mins away

Nearest Major City: Cedar City 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