



0.33 Acres

\$8,995

Iron County, Utah

landresellers.com/properties/a030df8bd37



Property Details

Property Types: Land, Residential, Recreational

State: Utah

County: Iron County

City: Beryl

Zip: 84714

Price: \$8,995

Total Acreage: 0.33

Property ID: C-2024035

Property Address: N 750 W, Beryl, UT, 84714

APN: 0275955

Dimensions: 100' X 142' (total)

GPS: 37.89413, -113.6735

Subdivision: Beryl Townsite

Block: 2

Lot: 15-16

CCRs: None

Association Fees: None

Roads: Good Gravel

Time Limit to Build: None

Taxes: \$20

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Two adjoining lots with power across the street. These are located within the Beryl Townsites in an area of development. Beryl is an unincorporated community located west of Cedar City and north of St. George. You will find wide open spaces and great views from the lots. A great place to build or just visit while vacationing.

Cedar City

The county seat for Iron County, Cedar City is surrounded by 10,000 foot mountains to the east and a vast desert to the west. Cedar City's economy is based on tourism, agriculture, mining and Southern Utah State University. With a population of over 30,000 people, Cedar City has all of the amenities anyone needs. The area has experienced rapid growth over the last 30 years, and it does not appear to be declining. From shopping to dining, Cedar City has dozens of options of each. The city has full medical services and a highly rated school system. While the weather is vastly different, due to their proximity, Cedar City and St. George share cultural ties.

St. George

A slightly longer drive than Cedar City, but a city with nearly three times the population. Located near the Utah, Arizona, and Nevada borders, St. George sits at the edge of the Mojave Desert. The city is located less than two hours from Las Vegas and is the most populated city in Utah located outside the Wasatch Front. The area is consistently among the fastest growing and most desirable places to live lists published in the last ten years.

Climate

Cedar City's climate is the typical cool semi-arid climate of the Mountain West, though snowfall can be quite heavy. With around 250 days of sunshine, summer highs are in the 90's and winter lows fall to the teens. This makes it an ideal climate for both summer and winter recreation. In contrast, St George has an abundant amount of sunshine year-round. The city averages over 300 sunny days per year, with an average of only 8.80 inches of precipitation annually.

Land Information:

Legal: Beryl Townsite Block 2 Lots 15-16

Parcel#: E-1229-0003-0543-01

Account #: 0275955

Size: .33 Acres (total)

Dimensions: 100' X 142' (total)

GPS: Approximate GPS Coordinates

37.89427, -113.67375 (NW Corner)

37.89427, -113.67328 (NE Corner)

37.89399, -113.67328 (SE Corner)

37.89399, -113.67375 (SW Corner)

37.89413, -113.67350 (Center)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers considered.

Document preparation fee: \$299

C-2024035 EHHT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
LAND SALES**

Government Land
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