

REFERENCE NUMBER: KNUT-1242

LOCATION & SIZE

County, State: Kane County, Utah

Lot Size: 0.5 Acres

Nearest Town: Duck Creek Village

Street Address: Not Designated

Zip Code: 84762

Latitude & Longitude: Center: [37.5120,-112.82970](#)
NW: [37.51230,-112.82980](#)
NE: [37.51230,-112.82940](#)
SW: [37.51180,-112.82990](#)
SE: [37.51170,-112.82950](#)

LEGAL INFORMATION

Legal Description: Navajo Lake Estates, Unit 1, Lot 51

Parcel Number: 0024185

Account Number: 0024185

Annual Taxes: \$170.00

ACCESS & UTILITIES

Legal Access: Yes

Access Road: Zion View

Access Condition: Dirt/Gravel Road

Access Frontage: 110 Ft Southern Boundary

Power:	Solar or Alternative
Phone:	Mobile or Satellite
Water:	Holding Tanks
Sewer:	By Septic or Alternative

ZONING & RESTRICTIONS

Zoning:	R- ½ (PDF)
HOA:	None
Covenants, Conditions & Restrictions:	Yes (Click Here)
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	Yes - Insured Through Southern Utah Title
Conveyance Document:	Warranty Deed
Suggested Type Of Closing:	Title/Escrow
Doc Prep Fee:	Waived

MISC

Topography: The subject property has a gentle slope rising from its southern boundary along Zion View Road to its highest point along its back or northern boundary. It is from this position where you will enjoy unobstructed views of the surrounding mountains, the nearby pink cliffs and even peekaboo views of Zion National Park.

Trees: The subject property is a wooded lot featuring mature Pine Trees with plenty of cut-out areas which can be used for parking, camping or building. While the property currently has a number of downed trees, it's nothing unusual for the area, and there are plenty of local vendors who advertise in this region to help with hauling and removal.

Navajo Lake: The nearby Navajo Lake features fishing, boating and kayaking. Boat rentals and even lodging are available at the nearby Navajo Lake Lodge. The lake itself is populated with brook, rainbow and splake trout as well as a dense population of what's referred to as "Utah chub" all of which should be able to provide hours of enjoyment for the fisherman in the family.

Dixie National Forest Attractions: Aside from the aforementioned National Parks which sit within easy driving distance of the subject property, the Dixie National Forest is home to a number of additional attractions including the Navajo Lake Loop Trail, the Virgin River Rim Trail, Cascade Falls, the Ice Caves as well as countless other trails and overlooks. As our photographer enjoyed himself thoroughly while visiting this region, anyone interested in seeing pictures of these attractions can do so by visiting our photo gallery included on this listing page under Towns & Attractions.

Climate: Set amongst the higher elevations of the Markagunt Plateau, this region is known for its refreshing alpine air and average temperatures between 15-20 degrees cooler than nearby St. George, Mesquite and Las Vegas. This makes this region ideal for those looking to escape the ever-increasing summer temperatures.

HELPFUL LINKS

Kane County Assessor's Office (435) 644-2647 ([Click Here](#))

Kane County Planning Commission ([Click Here](#))

Kane County Building Department (435) 644-4985 ([Click Here](#))

Kane County General Plan ([PDF](#))

Kane County Land Use Authority (435) 644-4964 ([Click Here](#))

NEARBY TOWNS

Cedar City: 33 miles (50 min)

St. George: 85 miles (1 hr 37 min)

Mesquite, NV: 123 miles (2 hr 9 min)

Las Vegas, NV: 204 miles (3 hr 13 min)

Provo: 242 miles (3 hr 38 min)

Salt Lake City: 285 miles (4 hr 14 min)

NEARBY ATTRACTIONS

Bryce Canyon National Park ([Click Here](#))

Zion National Park ([Click Here](#))

Navajo Lake ([Click Here](#))

Dixie National Forest ([Click Here](#))

Grand Staircase-Escalante National Monument ([Click Here](#))

Navajo Loop and Queens Garden Trail ([Click Here](#))

Angels Landing Trail ([Click Here](#))

Things To Do In Brian Head ([Click Here](#))

Panguitch Lake Resort ([Click Here](#))

Delicate Arch Trail ([Click Here](#))

