



40 Acres

\$55,000

Iron County, Utah

www.landresellers.com/properties/eace0d7ffd7



Property Details

Property Types: Land, Residential, Recreational
State: Utah
County: Iron County
City: Modena
Price: \$55,000
Total Acreage: 40
Property ID: 40 ac modena

Property Address: 8100 W, Modena, UT
APN: 0272937
GPS: 37.800345198223, -113.83704846096
Roads: county graded
Power: No
Taxes: \$180
Seller Fees: 130

Iron County Utah

Land * Real Estate

40 acres easy access to Highway 56

- **SIZE:** 40 +/- acres
- **APN#:** 0272937
- **LEGAL DESCRIPTION:** Forty acres M/L situated in NW1/4SW1/4 sec. 35 T34S, R18W, SLM. Cont 40 acres. Reserving therefrom a non-excl R/W & ease for public utilities & road purposes over, along & across the N 30ft, W 30 ft, E 15ft, S15 ft of said land.
- **STATE:** Utah
- **COUNTY:** Iron
- **GENERAL LOCATION:** 4.75 miles East of Modena. 1.75 miles N of Hwy 56. On 8100W
- **GPS (approx.):** NW@rd: 37.8021 , -113.8395 ; SW@rd: 37.7984 , -113.8395 ; SE: 37.7984 , -113.8349 ; NE: 37.8020 , -118.8349
- **GENERAL ELEVATION:** 5290'
- **GENERAL INFORMATION:** Few neighbors in the area. Camp. RV. Build. Mobiles, Modulares, Site Builds, animals allowed.
- **TYPE OF TERRAIN:** level
- **ZONING:** check with county for your intended usage.
- **POWER:** NO
- **PHONE:** No
- **WATER:** no. would need to install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** Graded dirt
- **PROPERTY TAX:** \$180 a year
- **CLOSING/DOC. FEES:** \$130
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **TITLE INFORMATION:** Free and clear
- **Owner financing available.**
- **No Qualifying. No Credit Checks.**
- **Gps/lats/longs coordinates are provided as a tool to assist the Buyer.**
- **Use the maps to confirm.**
- **BUYER TO VERIFY listings' GPS coordinates**
- **FINANCING INFO and PURCHASE INFO**

Go to 1881.com Iron County land page

Seller Information



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