

ALL FIELDS DETAIL



MLS # 9255
Status ACTIVE
Type Commercial
Address 1431 N Highway 191
City Moab
State UT
Zip 84532
Area Moab
Class LAND
Asking Price \$2,750,000
Sale/Rent For Sale
IDX Include Yes

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Number of Acres	19.31	Price Per Acre	\$142,413
Agent	Charlynn L Pogue - Cell: (435) 260-8253	Listing Office 1	REMAX CANYONLANDS - Main: (435) 259-7870
Comp BA	1.50	Listing Date	6/2/2009
Expiration Date	1/31/2010	Owner Name	Enterprise Products Operating
Lot Size	19.31	Subdivision	no
Lot NBR	no	Water Rights Number	see remarks
POA/HOA Dues	no	Deed Restrictions Y/N	No
CC & R Y/N	No	Legal Description	See tax roll master record
Directions	2 miles north of downtown Moab on Highway 191	Deeded Acres	19.31
# of Water Shares	See below	Cumulative DOM	188
Update Date	12/7/2009	Status Date	12/7/2009
HotSheet Date	12/7/2009	Price Date	6/2/2009
Input Date	6/2/2009 1:12:00 PM	Associated Document Count	0
Original Price	\$2,750,000	Days On Market	188

FEATURES

POSSESSION Upon Closing	LISTING TYPE Exclusive Right	UTILITIES Electricity City Water Well	TERRAIN Flat Gradual Slope
OCCUPANCY Vacant	ASSESSMENTS None	LANDSCAPING In Street Irrigation Water	SOIL TYPE Sandy
APPOINTMENT Call List Office	LANDSCAPING Fenced-Full	WATER RIGHTS / SOURCE Underground Deeded	VEGETATION Weeds
TERMS OF SALE Conventional Cash	IMPROVEMENTS Sheds		VIEWS Territorial Red Rock

FINANCIAL

REO Y/N	N	Taxes \$	15579.59
Tax Year	2009	Parcel Number/Tax ID #	01-0126-0013,01-0126-0003
Zoning	RC		

REMARKS

Great commercial property just north of town. Too many opportunities to list. Water rights#05-596 - equivalent to approx 13.32 acre feet. Buyer will need to verify with State Div. of Water Rights. Buyer to pay for title insurance. Seller to provide non-occupant addendum with seller's disclosure.

CONFIDENTIAL REMARKS

3 contiguous parcels sold together. Annexed into City of Moab Zoned Resort Commercial.

ADDITIONAL PICTURES

