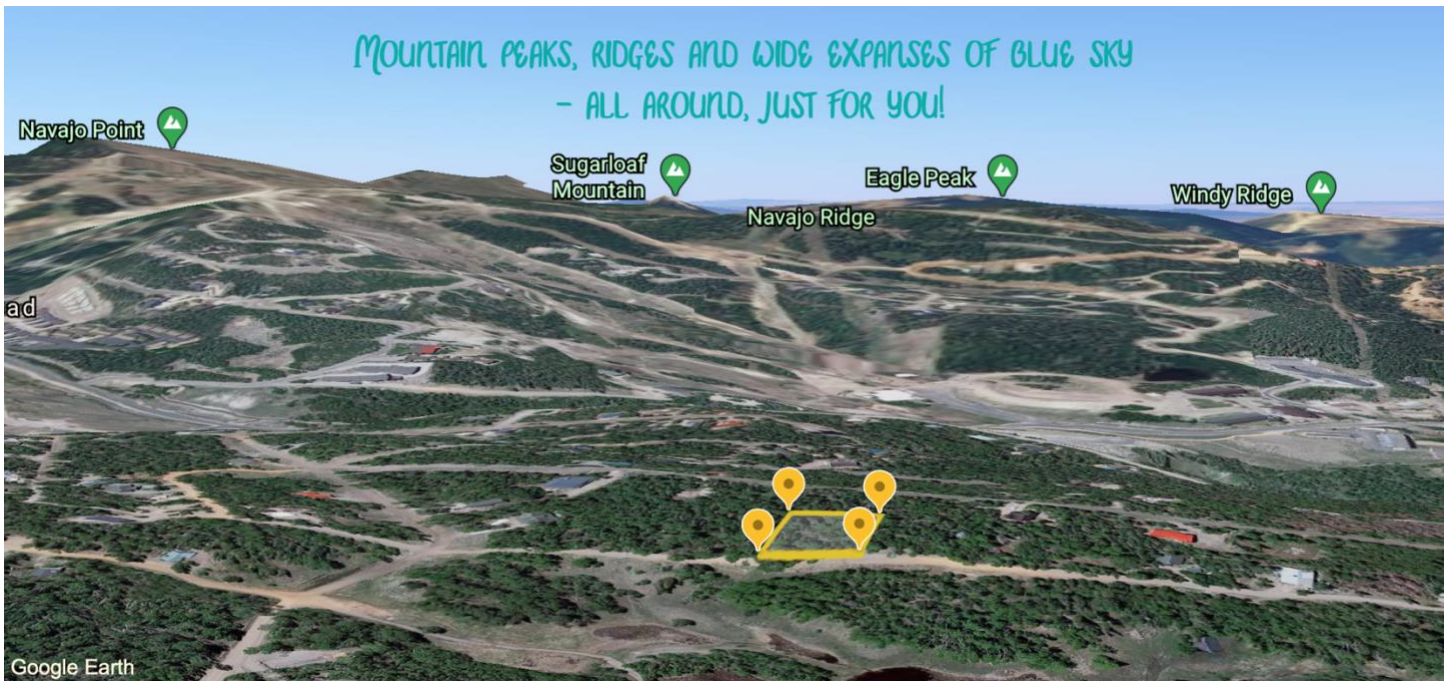


\$22,000 Puts You at the Top of the World in Beautiful Brian Head, Utah!



Wow! Nearly HALF AN ACRE of unmolested land just waiting for you to start construction on your dream home!

Don't wait to take advantage of the residential zoning!

Maintain your privacy among the opulent evergreens! Close to Brian Head and Cedar City, both of which have everything you need to live out your dream!

This one is going to go fast!

Market Value: \$40,000 – but (and I know it's hard to believe) we want to sell this stunning spot to you for far less! Call us **TODAY** at (636) 317-1819!

A Few Quick Facts About Cedar City and Brian Head, Utah:

ECONOMY

Employment prospects are awesome - well above the national average!

Recent job growth: 2.0% and 3.0% vs. 1.6%

Future job growth: 52.0% vs. 33.5%

Unemployment rate: 3.6% in both cities vs. 3.9% in the U.S.

POPULATION

Cedar City's population is 30,232 and the median age is 26.7. Brian Head has a quaint, cozy population of 82 people and the median age is 37.5.

TRANSPORTATION

The average commute time is 13.6 minutes in Cedar City, 17.4 minutes in Brian Head and 26.4 minutes in the U.S.!

FINANCIAL

Cedar City's sales tax rate is 6.1% and Brian Head's is 6.0%. Compare that to the national average sales tax rate of 7.3%!

The average income per capita in Cedar City is \$17,737 and \$37,386 in Brian Head!

PROPERTY DETAILS

State: Utah

County: Iron

City: Brian Head

Size: 0.46 acres

GPS Coordinates: 37.703200, -112.838800

Property Address: Deer Trail, Brian Head, Utah 84719

Zoning: Residential

Terrain: Flat

Road Access: Yes - Unpaved

*Electric: Available through Rocky Mountain Power

*Water: Well Allowed (owner to provide)

*Sewer: Septic Allowed (owner to provide)

Current Annual Taxes: \$176.57

Click [HERE](#) to check it out on Google Maps!

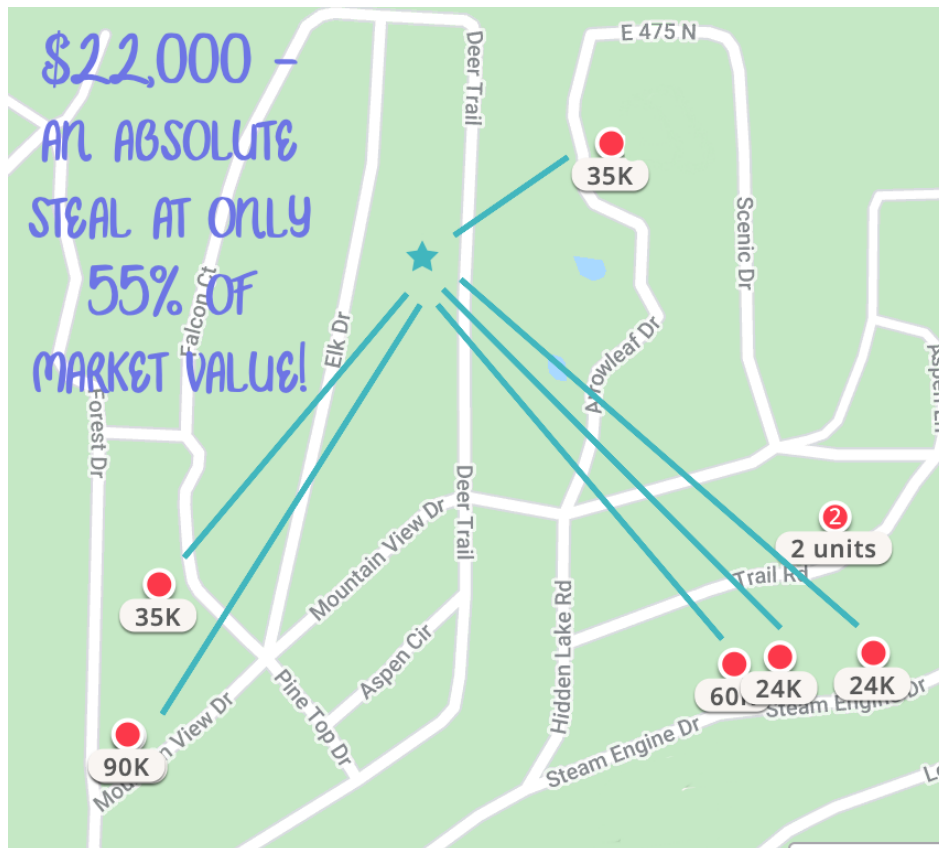
Click [HERE](#) to check it out on Google Earth!

Click [HERE](#) to take a peek (*and message us*) on Facebook!

Check out the surrounding properties and you'll see that your dream lot is the **best deal** on the hilltop.

Don't wait! **Email** (buy@hpinvests.com), **call** ((636) 317-1819), or **Facebook message** ([Harvester Property Investments](#) or [Rebecca Dyer](#)) today!

Disclosure: Buyer to perform all due diligence and obtain the proper permits and HOA approvals, as needed. Buyer also to confirm utilities to the property. Sales and listings in the area suggest this property is offered well below market value. Harvester Property Investments, LLC makes no warranties or representations about the land, its condition, building restrictions, or suitability for building. Provided coordinates may not be exact. Land is sold as-is, where-is with buyer paying all closing costs. Price based on a cash offer.



Scroll for more pictures!

Cedar City

Utah

UNDER 45 MINUTES TO BEAUTIFUL
CEDAR CITY, UTAH!
THAT'S LESS THAN 35 MILES!

Photos

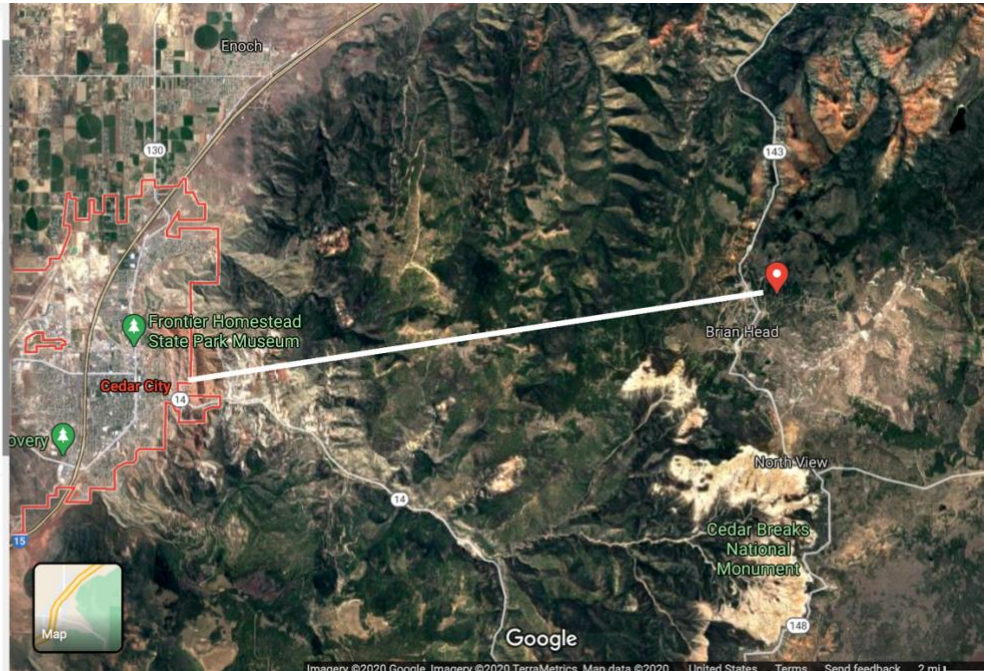


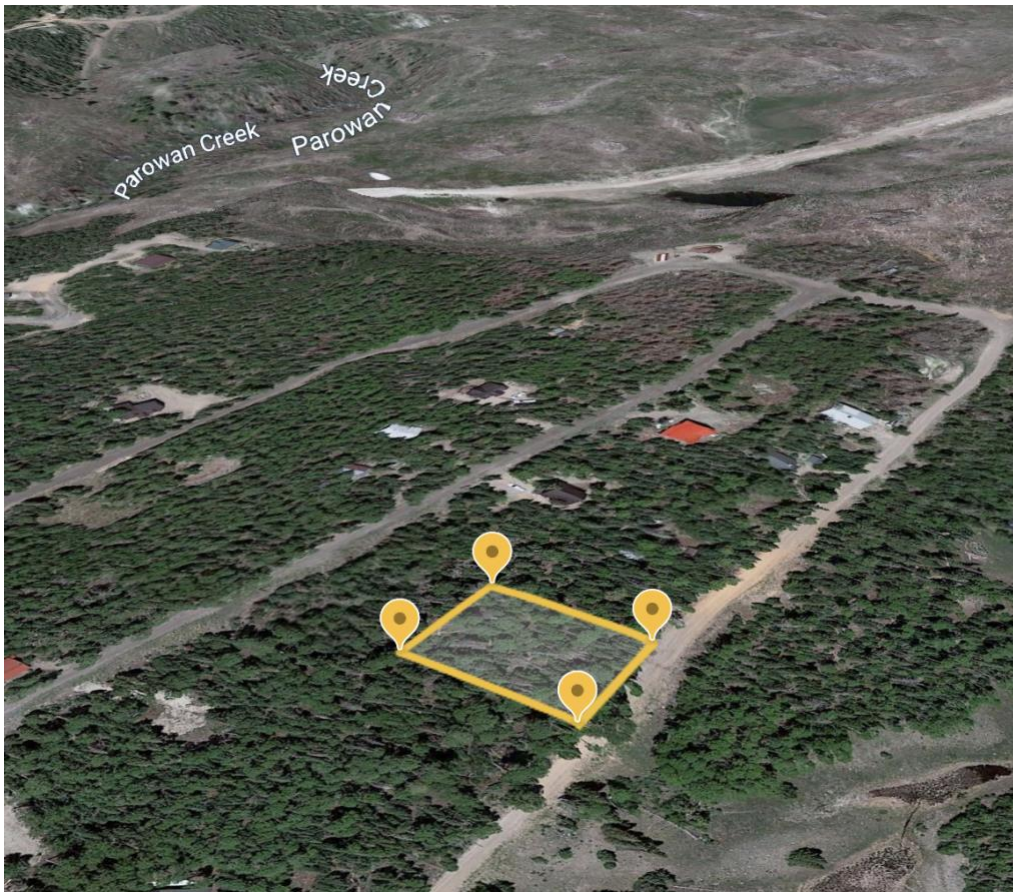
Photos

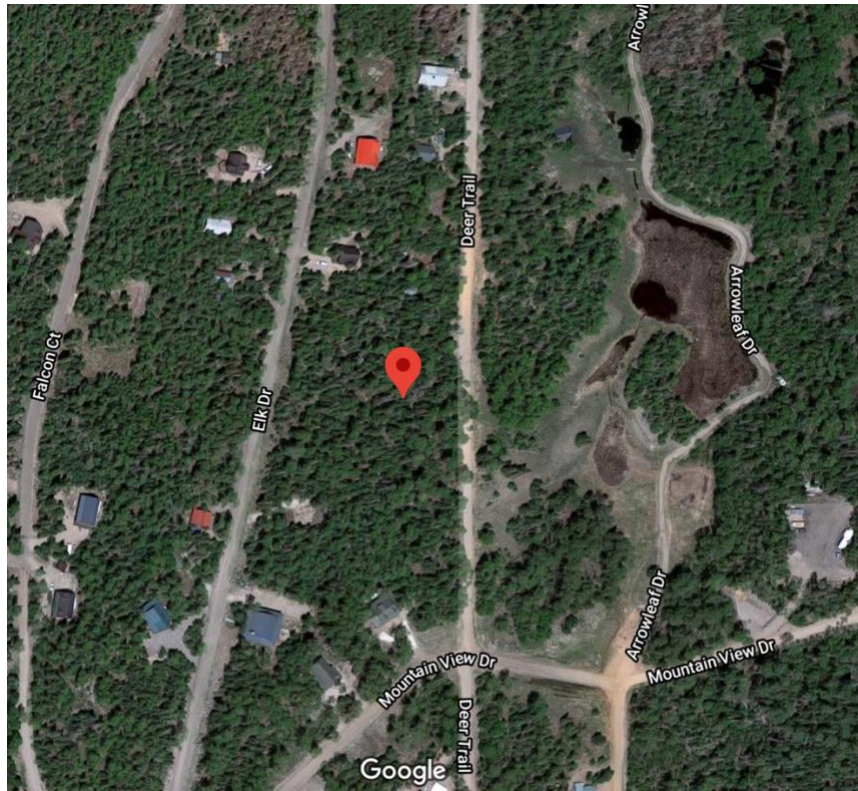


Quick facts

Cedar City is the largest city in Iron County, Utah, United States. It is located 250 miles south of Salt Lake City, and 170 miles north of Las Vegas on Interstate 15. It is the home of Southern Utah University, the Utah Shakespeare Festival, the Utah Summer Games, the Simon Fest Theatre Co., and other events. [Wikipedia](#)







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THEY GIVE YOU YOUR ELECTRICITY!

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