

A CREWRE
PRIME LISTING

620 ACRE EXECUTIVE ESTATE



Excellent Potential for
Golf Course Community,
Hotel, or Amusement
Park with Water
Commitment and Sewer



Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

DEVELOPMENT | INVESTMENT LAND AND ESTATE

St. George, UT
WATER RIGHTS INCLUDED

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PROPERTY DETAILS

- Turn-Key Ranch
- Water throughout Property
- 3 Houses
- Shop and Storage Yard
- Rustic Cabins
- Fenced Orchard
- Livestock Corral



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 **CREW**TM
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

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INTERSTATE 15

Tocqueville Exit 27

DISTANCE FROM EXIT 27 (Anderson Junction)

- SALT LAKE = 289 MILES
- LAS VEGAS = 138 MILES
- LOS ANGELES = 409 MILES
- ST. GEORGE = 20.4 MILES
- CEDAR CITY = 39.5 MILES



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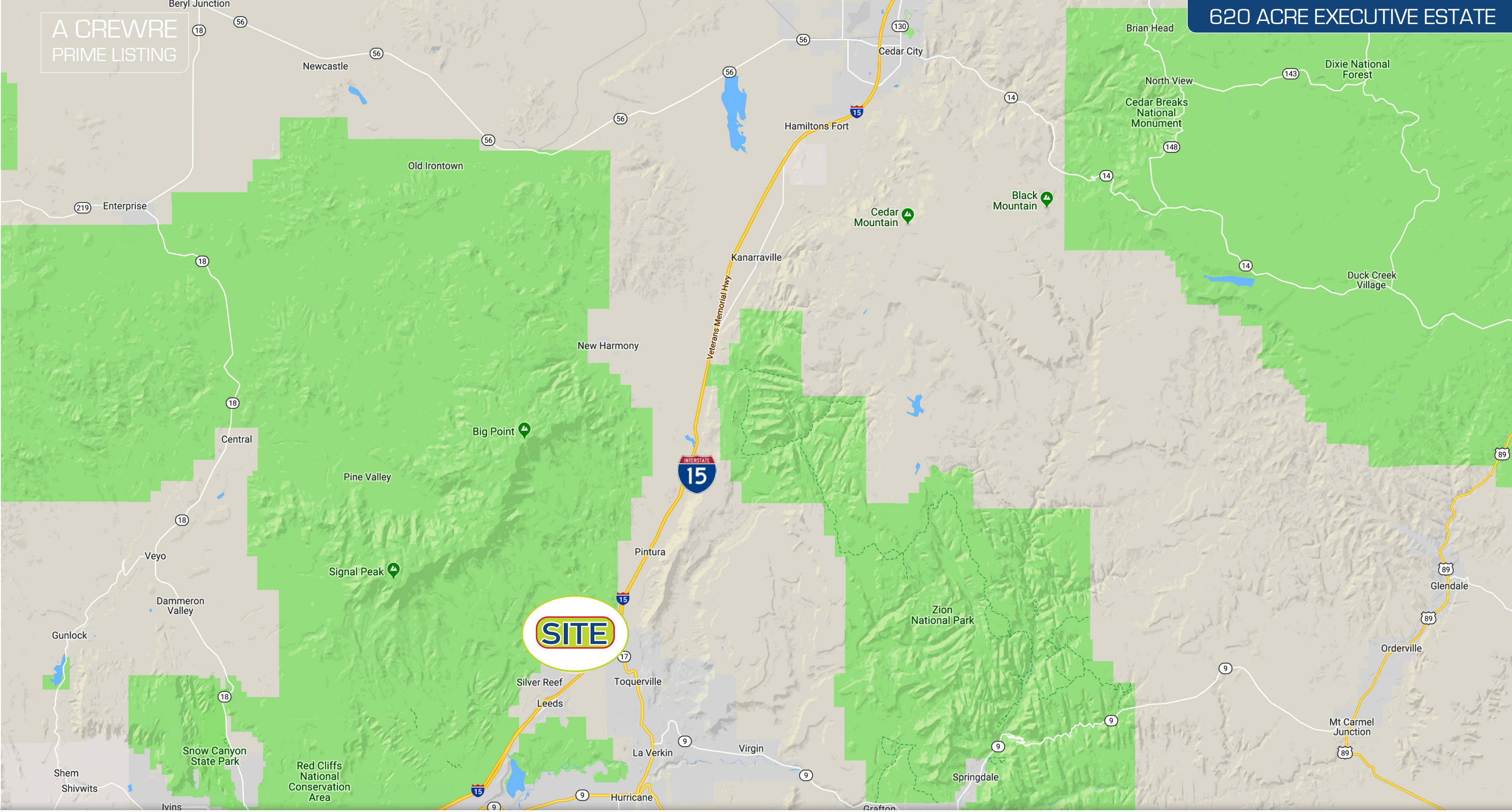
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SITE

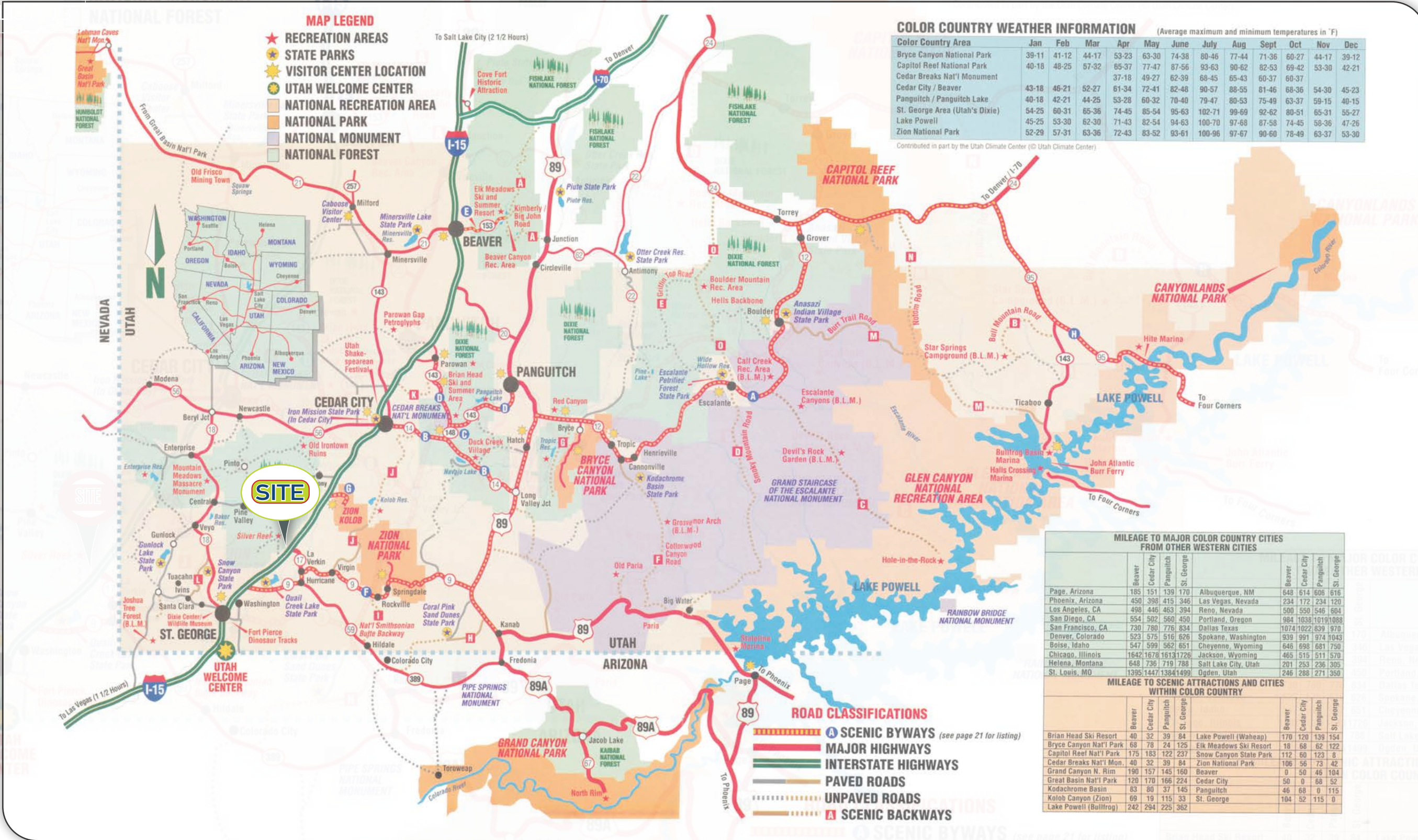


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MILEAGE TO MAJOR COLOR COUNTRY CITIES FROM OTHER WESTERN CITIES

	Beaver	Cedar City	Panguitch	St. George
Page, Arizona	185	151	139	170
Phoenix, Arizona	450	398	415	346
Los Angeles, CA	498	446	463	394
San Diego, CA	554	502	560	450
San Francisco, CA	730	780	776	834
Denver, Colorado	523	575	516	626
Boise, Idaho	547	599	582	651
Chicago, Illinois	1642	1678	1613	1726
Helena, Montana	648	736	719	788
St. Louis, MO	1395	1447	1384	1499

MILEAGE TO SCENIC ATTRACTIONS AND CITIES WITHIN COLOR COUNTRY

	Beaver	Cedar City	Panguitch	St. George
Brian Head Ski Resort	40	32	39	84
Bryce Canyon Nat'l Park	68	78	24	125
Capitol Reef Nat'l Park	175	183	122	237
Cedar Breaks Nat'l Mon.	40	32	39	84
Grand Canyon N. Rim	190	157	145	160
Great Basin Nat'l Park	120	170	166	224
Kodachrome Basin	83	80	37	145
Kolob Canyon (Zion)	69	19	115	33
Lake Powell (Bullfrog)	242	294	225	362
Lake Powell (Waheap)	170	120	139	154
Elk Meadows Ski Resort	18	68	62	122
Snow Canyon State Park	112	60	123	8
Zion National Park	106	56	73	42
Beaver	0	50	46	104
Cedar City	50	0	58	52
Panguitch	46	68	0	115
St. George	104	52	115	0



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DISTANCES FROM
LEEDS TO UT. & AZ.
NATIONAL PARKS

- **ZION NP**
33min (23..1mi) via UT-9 E
- **BRYCE NP**
2 h 9 min (129.5 mi) via I-15 N
- **GRAND CANYON NP**
2 h 3 min (115.7 mi) via AZ-389 E
and AZ-67 S
- **CAPITOL REEF NP**
3 h 18 min (178 mi) via I-15 N
- **CANYON LANDS NP**
5 h (335 mi) via I-15 N and I-70 E
- **ARCHES NP**
4 h 45 min (323 mi) via I-15 N and
I-70 E

