

BIG WATER LOT 30 AND SURROUNDING LAND

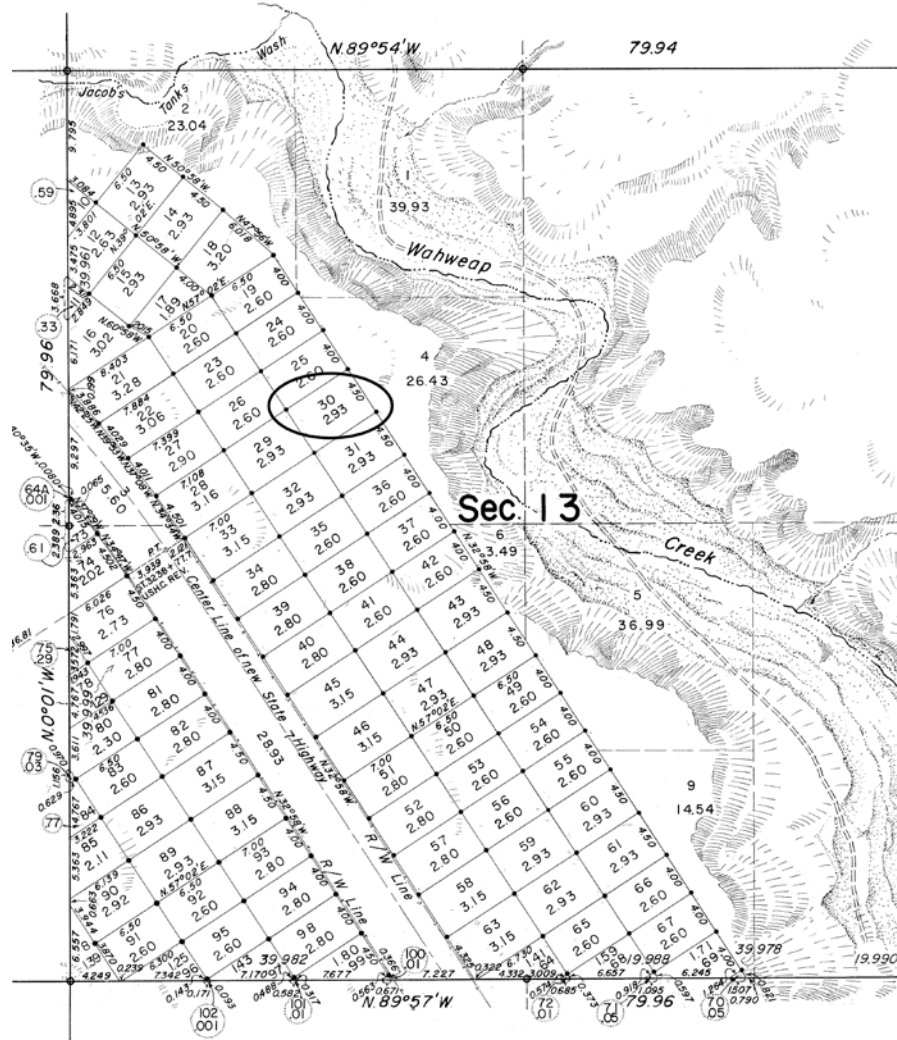
NOTICE ITEM FOR THE BOARD OF TRUSTEES

APRIL 18, 2024



**TRUST
LANDS**
ADMINISTRATION

Original Offer: lots 19, 24-26, 30



TRUST LANDS ADMINISTRATION

Proposed Big Water Sale
Township 43 South, Range 2 East, SLB&M;
Within Section 13;
Kane County



Proposed Big Water Sale - Lots 19, 24, 25, 26 & 30

Land Ownership and Administration

- Private
- State Trust Lands

Detail Area

Bureau of Land Management, Utah
AGRC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall not be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data herein. Land parcels, base boundaries and associated Trust Lands Administration data herein may have been adjusted to allow for visual 'best fit'. The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data acquired by the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly (801-838-3000 or TLA-CGIS@utah.gov). The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced February 05, 2024 - Assembly

Lots were surveyed in 1957 and recorded in 1958. SITLA inherited the lands in the 1990s in the Grand Staircase Exchange



Development Sale No. 27195 - Big Water Parcel
 Township 43 South, Range 2 East, SLB&M;
 Within Section 13;

Kane County



Big Water Parcel ~ 16.00 Acres

Land Ownership and Administration

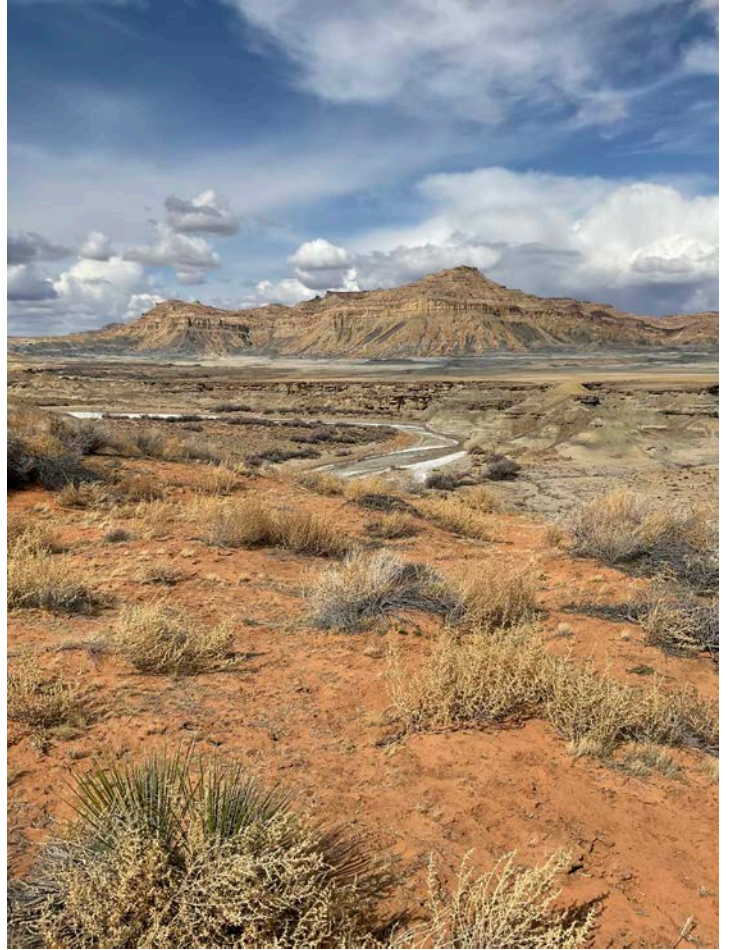
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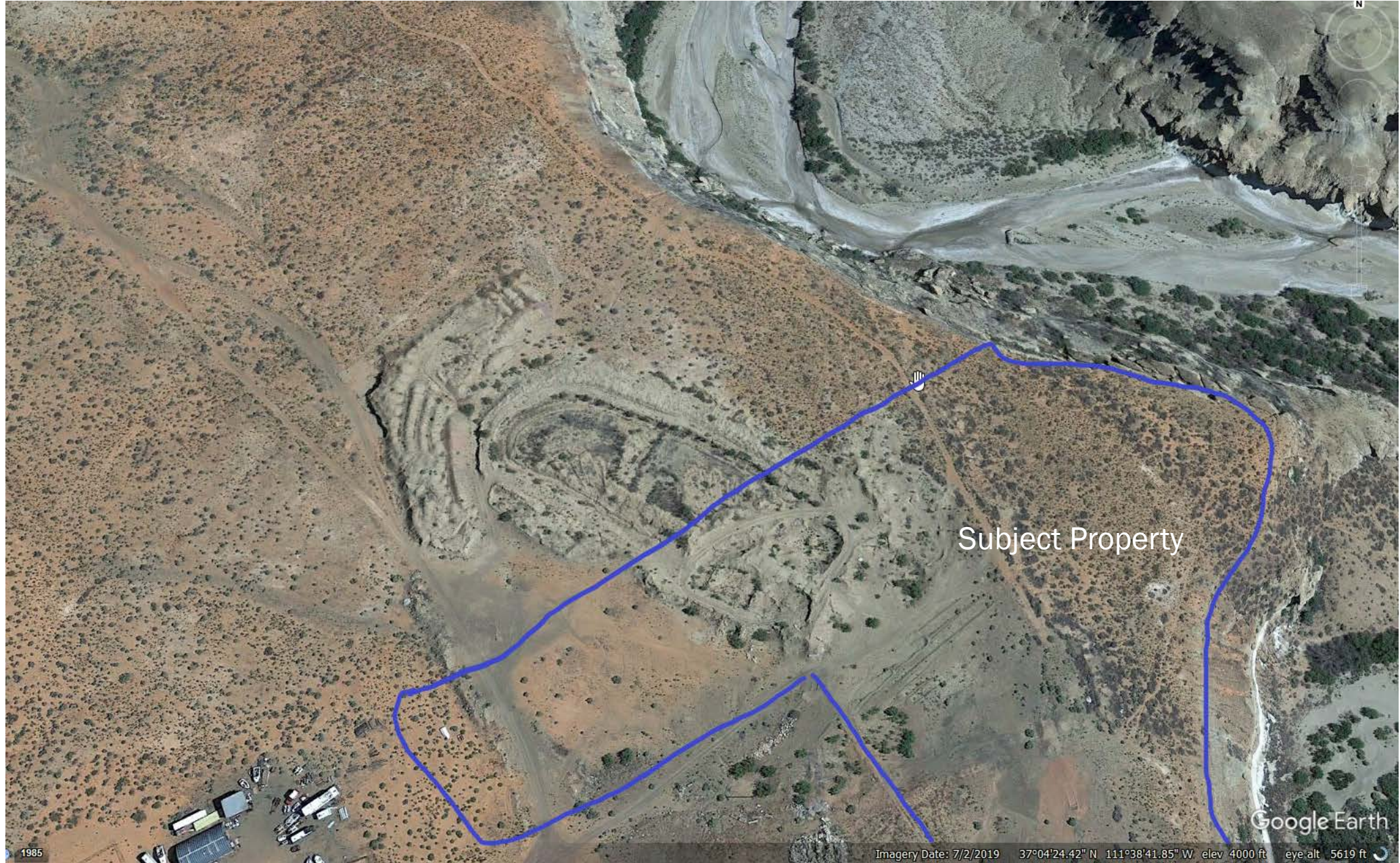


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Document Path: \\GIS\Share\GIS\CloudShare\templates\LeaseMap_NLW_Development_Geop_Pkg_8x11.aprx

Coordinate System: NAD83 UTM Zone 12N





Subject Property

Google Earth

1985

Imagery Date: 7/2/2019 37°04'24.42" N 111°38'41.85" W elev 4000 ft eye alt 5619 ft



Comps	Location	Date	Price	Acres	Price per acre	Zoning	Adjustment	Explanation
Comp 1	Big Water	5/26/2021	192,000	6.55	29,313	C-1	-25%	size, superior
Comp 2	Big Water	1/16/2022	175,000	2.93	59,727	C-1	-55%	size, superior, utilities
Comp 3	Big Water	3/21/2022	200,000	4.94	40,486	residential	-25%	size, superior
Comp 4	New Paria	3/18/2022	200,000	30.3	6,601	r-1	155%	size, inferior
Comp 5	Big Water	8/18/2020	235,000	14.78	15,900	C-1	0%	similar
Subject	Big Water	5/1/2024	360,000	15	24,000	residential		

(\$24K per acre represents a 9% annual growth from the 2020 comp that had no adjustment)

MARCH 2024 APPRAISAL COMPS

Transaction Details:

Offer:

- \$240K (\$15K per acre)
- \$10K earnest money
- DD: April 15
- Closing: 60 days

Appraisal:

\$360K (\$22,500 per acre)

Notice

Selling the subject 15+ acres (to be determined by a future legal description) at the appraised value of \$360K to monetize the asset. Collecting \$10K in earnest money and closing within 60 days

