

\$3,500,000 - 351.5 Acres West Of Kanab, Kanab

MLS® #1407895

\$3,500,000

Bedroom, Bathroom,
Empty Lots and Land on 351.50 Acres

N/A, Kanab, UT

This is a once in a lifetime opportunity to acquire 351.5 acres of pristine ranch property in Kanab. Locally known as "The Old Fort Movie Ranch", has been the site for over 70 western films, TV Series, commercials and music videos (part of the historic movie set remains on the property today). A true western legacy awaits you! The stunning backdrop of this property boasts unobstructed views of the famous Vermillion Cliffs and currently is adjacent to acres of breathtaking BLM property to explore. While this property gives the feeling of seclusion and remoteness, you are within 2 miles of the Kanab Airport and minutes from the heart of Kanab. This iconic property is suited for a scenic personal ranch, or a low density resort/development venture. The recreational value of this extraordinary property is unsurpassed. Electricity for the ranch is approximately 1.5 miles to the property line. This property is currently qualified under "Greenbelt" act, any rollback taxes would be responsibility of the buyer. Additional land available. Buyer to verify all. Agent related to seller.

Essential Information

MLS® #	1407895
Price	\$3,500,000
Acres	351.50
Type	Empty Lots and Land



Sub-Type	Vacant Land
Status	Active

Community Information

Address	351.5 Acres West Of Kanab
Area	Kanab
Subdivision	N/A
City	Kanab
County	Kane
State	UT
Zip Code	84741

Amenities

Utilities	Legal Access: Yes, Natural Gas: Not Available, Power: See Remarks, Septic: Needs System, Water: See Remarks
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Exterior

Exterior Features	Access- All Year, Borders BLM, Fenced- Partial, View of Mountains
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School Information

Elementary	Kanab
Middle	Kanab
High	Kanab

Additional Information

Date Listed	March 12th, 2022
Days on Market	793
Zoning	Agricultural
HOA Fees	0.00

Listing Details

This (property or listing) is courtesy of	Realty One Group Distinction
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