

Premier 160-
Acre Southern
Utah Private
Canyon Estate or
Luxury Resort
Opportunity
Parowan, Utah



TRACEY WHEELER

Cell: (435) 272-3205

Email: tracey@traceywheeler.com

Website: traceywheeler.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES

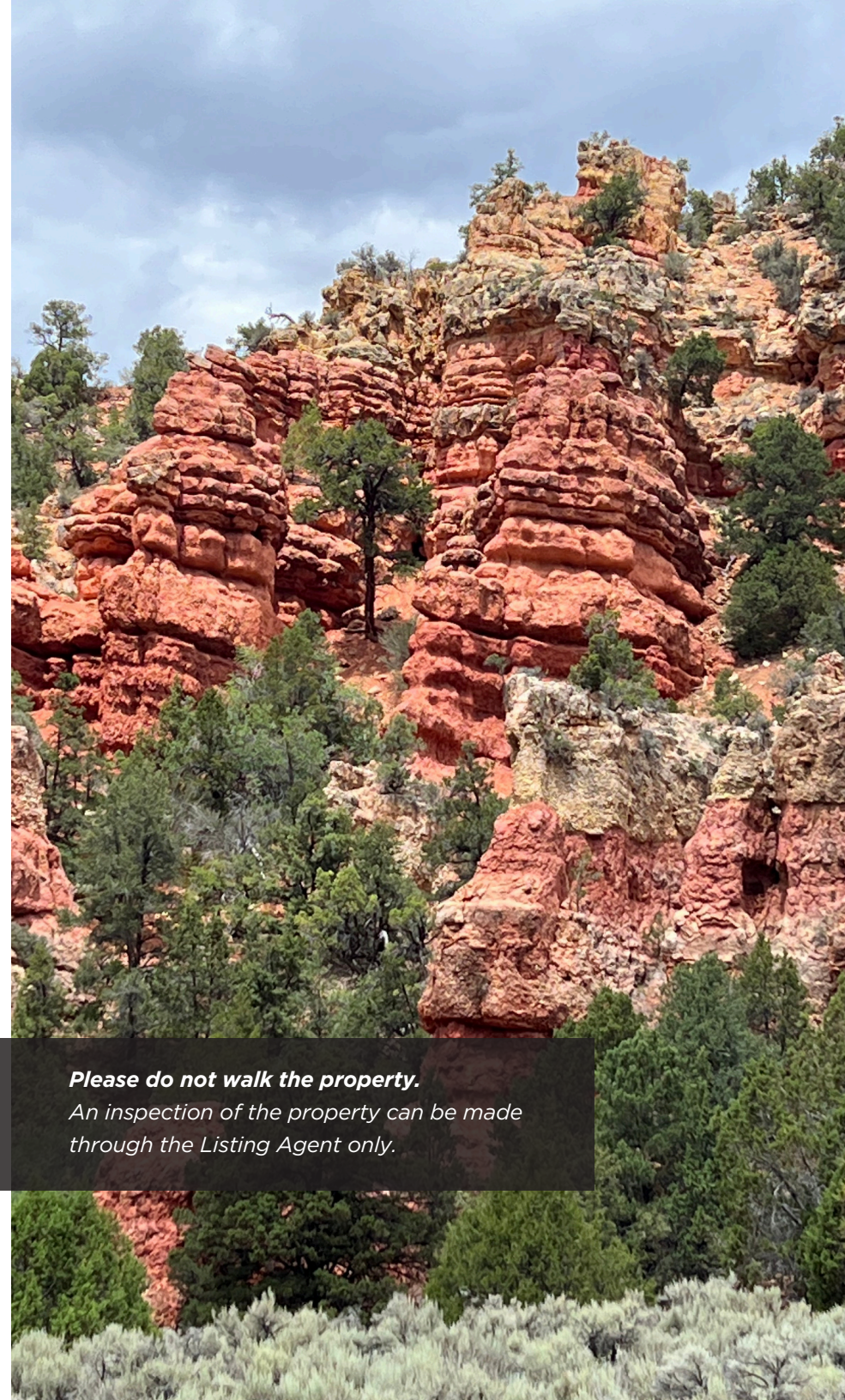
COMMERCIAL DIVISION

Southern Utah Private Canyon

An exceptional opportunity to acquire 160 acres of private canyon land suited for a luxury wellness retreat, destination resort, or private estate in Southern Utah. The property offers remarkable privacy, dramatic red rock scenery, and a serene natural setting, while remaining close to premier year-round recreation including Brian Head Ski Resort, Cedar Breaks, Yankee Meadows, Panguitch Lake, and Zion National Park approximately 40 minutes away.

The land's scale and topography support a low-density, thoughtfully designed retreat concept featuring intimate private cottages, wellness and spa facilities, curated gathering spaces, and an interconnected network of hiking and walking trails designed for guided nature experiences. Inspired by the region's Western heritage, the property allows for seasonal and experiential programming while preserving flexibility for future owner or operator vision.

Video Link: <https://www.youtube.com/watch?v=5-WeWNpR3ow>



Please do not walk the property.

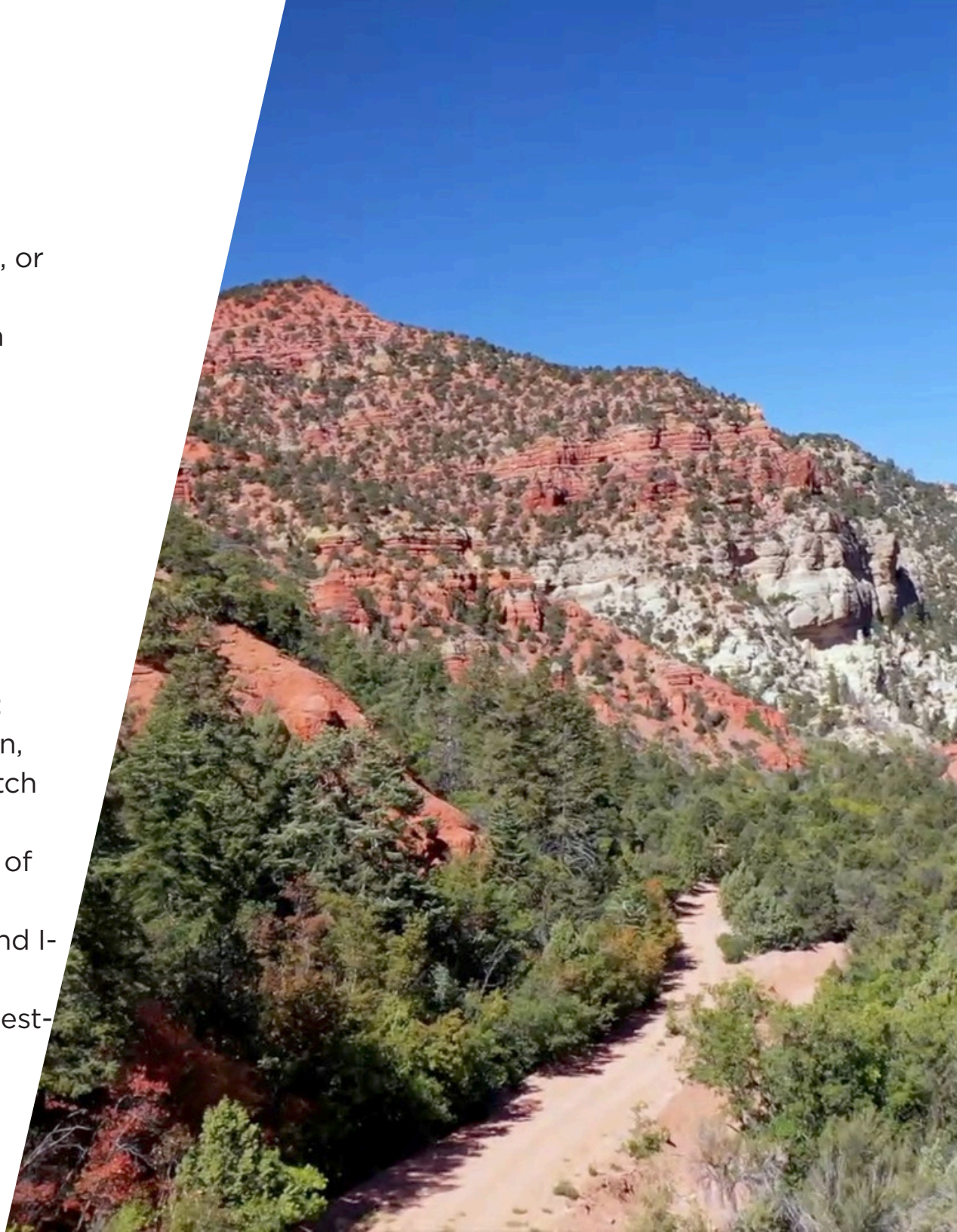
An inspection of the property can be made through the Listing Agent only.

PROPERTY **HIGHLIGHTS**

- 160 acres in a private, secluded canyon
- Includes well 2 acre-feet of water rights
- Ideal for luxury./wellness resort, vacation rentals, retreat center, adventure lodging, or private ranch
- Varied topography with dramatic canyon views
- Strong tourism demand and year-round recreation
- Multi-use for investment opportunities
- Price: \$2,850,000

LOCATION **HIGHLIGHTS**

- All major destinations within 40 minutes: Brian Head Ski Resort, Cedar Breaks, Zion, Bryce Canyon, Yankee Meadows, Panguitch Lake
- Less than 1 mile from the charming town of Parowan, UT that includes all services
- Easy access from Parowan, Cedar City, and I-15
- Positioned in one of Southern Utah's fastest-growing recreation markets
- High regional visibility and expanding tourism infrastructure
- 1 hour St. George, 3 hours Las Vegas, 3 hours Salt Lake City





Resort Opportunities

AI Generated



Private Estate Opportunity






AI Generated



AREA OVERVIEW



SALE COMPARABLES

	ADDRESS	ACRES	SALE PRICE	STATUS	WATER
	Property For Sale 160 AC Township 34, Range 8 West, Parowan, UT 84761	160	\$2,850,000	ACTIVE	YES
	6000 North 150.78 Acres, Enoch, UT 84721	150.75	\$2,800,000	PENDING	YES
	Hwy 91, Paragonah, UT 84760	180	\$2,500,000	ACTIVE	NO
	253.26 acres south west of Kanarra, Kanarraville, UT 84742	253.53	\$3,149,010	ACITVE	YES
	227.07 Ac Main Street, Apple Valley, UT 84737	227.00	\$2,700,000	CLOSED	YES

AREA **ATTRACTIONS**

Attraction	Type	Distance from Property
Cedar Breaks National Monument	National Monument	20 mi
Bryce Canyon National Park	National Park	58 mi
Zion (Kolob Canyons)	National Park	47 mi
Dixie National Forest	National Forest	0–5 mi
Ashdown Gorge Wilderness	Wilderness	18 mi
Pine Valley Wilderness	Wilderness	59–65 mi
Brian Head Ski Resort	Recreation	14 mi
Yankee Meadows Reservoir	Outdoor	17 mi
Panguitch Lake	Outdoor	45 mi
Red Canyon (Highway 12)	National Scenic Area	52 mi
Parowan Gap Petroglyphs	Archaeological Site	8 mi
Kanarra Falls	Slot Canyon	32 mi



CONTACT

TRACEY WHEELER

Cell: (435) 272-3205

Email: tracey@traceywheeler.com

Website: traceywheeler.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES

COMMERCIAL DIVISION

