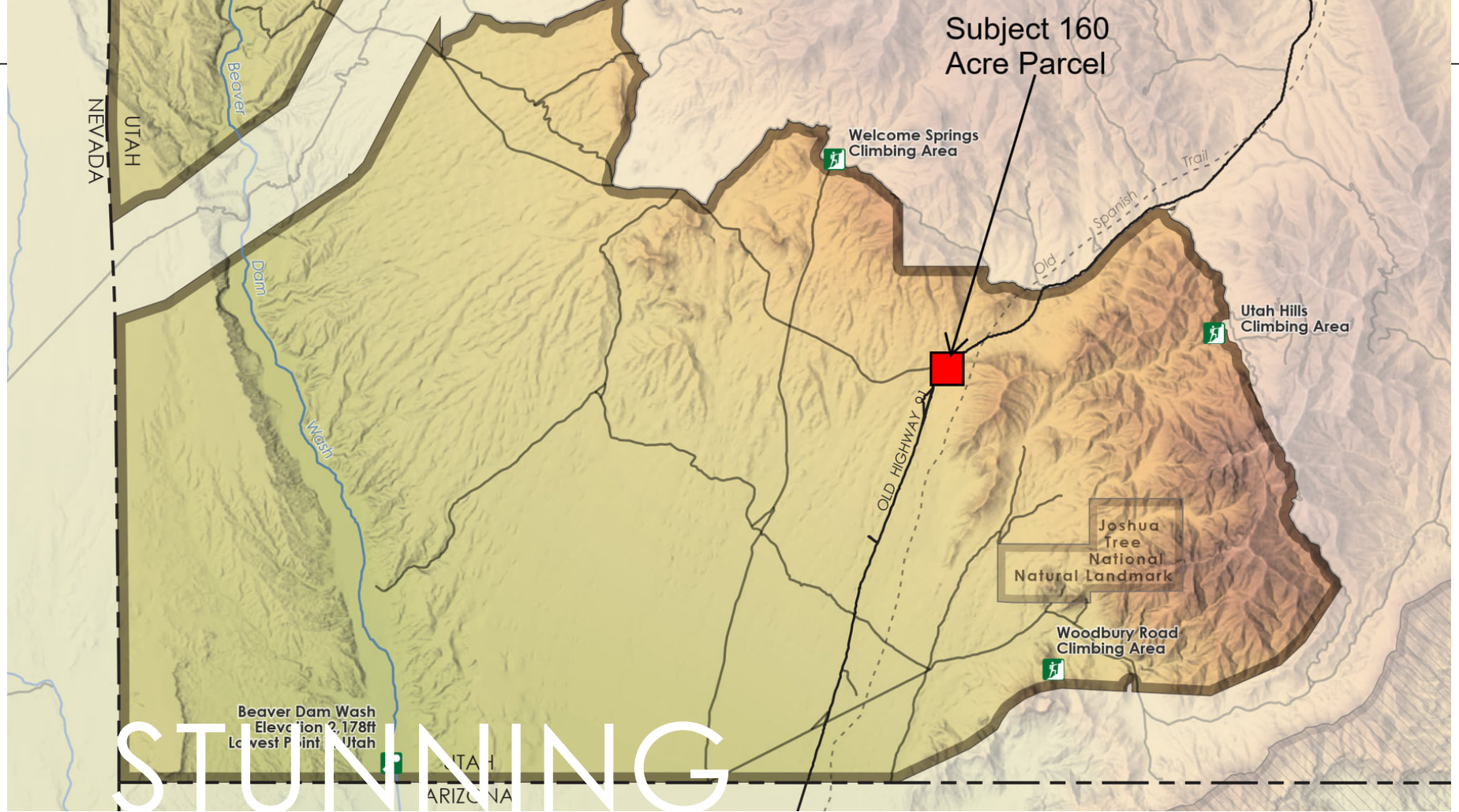




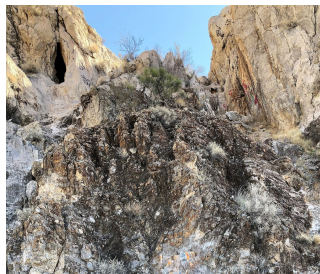
160 ACRE CASTLE CLIFF RESERVE

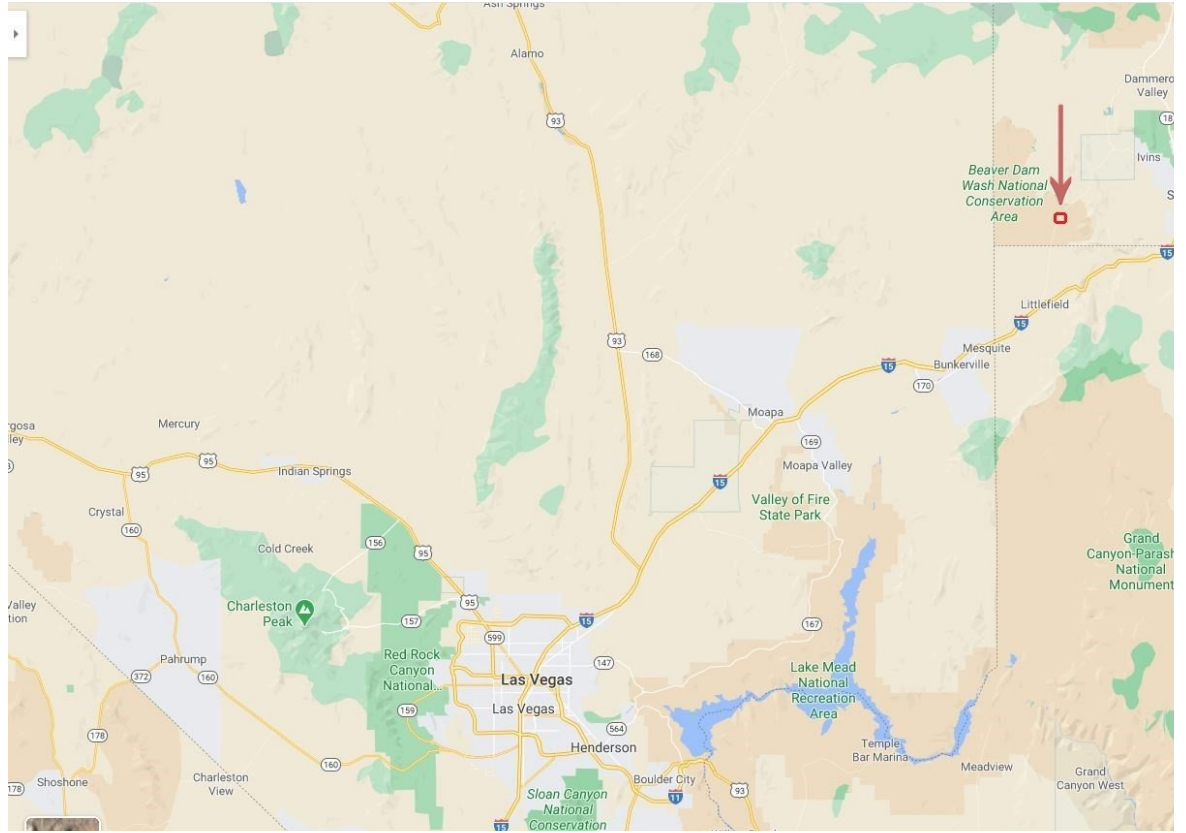


First Time Ever on Market

Imagine owning a vast, private nature reserve in the wild southwest. Picture building your dream here—this is your once-in-a-lifetime chance.

Prominent within the 63,500-acre Beaver Dam Wash National Conservation Area, this 160-acre property overlooks the intersection of Arizona, Nevada, and Utah. From your vantage point, enjoy unobstructed views of the expansive valley, with no neighbors or buildings in sight.





OFFERED FOR \$1,995,000



Example of possible development





Glenn Bingham

Utah Aspen Development
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435-900-1400
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- Convenient access via paved roads
- Protected as a Desert Tortoise Habitat
- Zoned for commercial development
- Only private parcel within over 100-square-miles
- Part of the historic Old Spanish Trail

Old US Highway 91 & Lytle Ranch Road | South Of Ivins, UT 84738 | www.utahaspenland.com

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