



Brian Head Town is advertising for sale seven building lots in Steam Engine Phase I-C. The lots are zoned single-family residential and offer pristine alpine views. Asking prices for the lots are listed below. The Town will act as its own agent but will pay a 3% fee to the buyer's agent. The Town may also consider land swaps. All properties are currently accessible by gravel road with water and sewer infrastructure in place.

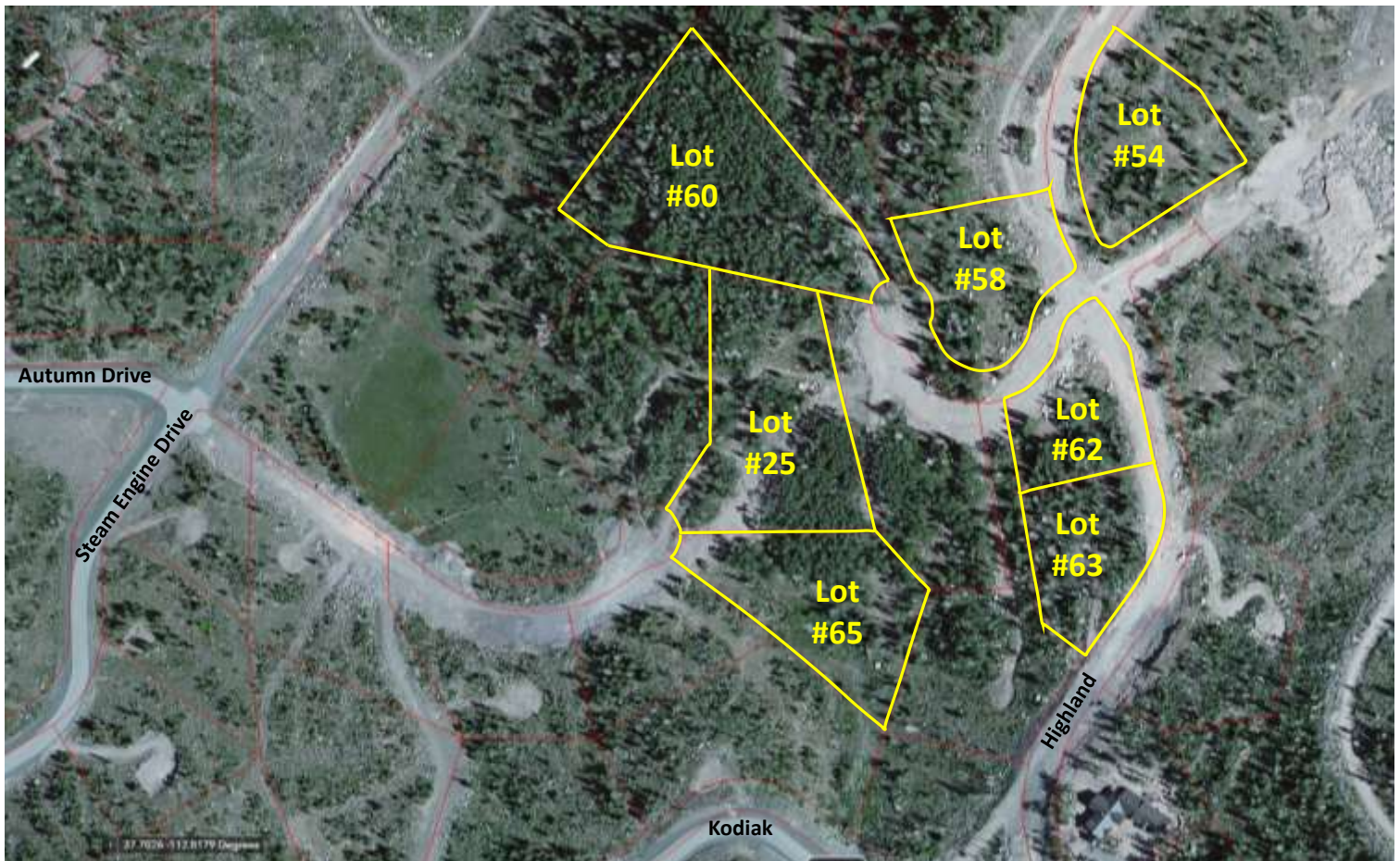
Steam Engine Phase I-C: Town-owned Lots for Sale

Lot #	Assessed Value	Acreage	Asking Price
25	\$45,000	2.14	\$29,000
54	\$76,000	1.3	\$32,000
58	\$76,000	1.24	\$27,000
60	\$76,000	2.6	\$39,000
62	\$76,000	1.07	\$26,000
63	\$76,000	1.07	\$26,000
65	\$45,000	1.62	\$24,000

It should be noted that property owners in Steam Engine Phase I-C recently approached the Town with a petition to create a Special Assessment Area (SAA) that would include these lots. The SAA would assess each property an average of \$30,000 to \$40,000 apiece to install power, natural gas, and paved streets infrastructure. There are still several legal hurdles before the SAA

becomes a reality, but it may be in place sometime in the next year. If the SAA is put in place, prospective buyers would be required to pay the special assessment on top of the purchase price of the property. However, the SAA improvements could increase the value of the properties by four times, according to an independent appraisal.

Interested parties should contact Bret Howser at 435-677-2029





The following images taken from Google Earth give an idea of the topography of each lot

