

NEW HARMONY 798

798± acres — one full section of private mountain ground on the bench above the New Harmony valley, looking straight into the **Kolob Canyons of Zion National Park**. Bordered by BLM and state trust land. Roads freshly cut, overlook pad graded, and the remaining dirt work — including a private airstrip — built to the buyer’s spec.



FROM THE GRADED OVERLOOK — THE KOLOB CANYONS CLIFF LINE DEAD AHEAD

798± AC	~6,300 FT	KOLOB VIEWS	PUBLIC BORDERS	\$6.0M
one full section — Sec 2, T38S R13W	cool bench elevation, true four-season ground	front-row line of sight into Zion’s northwest canyons	BLM & state trust sections on the fence lines	offered firm — off-market

THE GROUND

Pinyon-juniper hills breaking into red-rock canyons, open meadows, and stands of tall ponderosa. A stock pond sits in a green draw on the north end. The knoll-top overlook is already graded, interior roads are freshly cut, and a dozer is on the property continuing the work now. Mule deer move through daily on the trail cameras; winters bring real snowpack to the high ground.

WHY IT’S DIFFERENT

- **Viewshed that can’t change** — public land on the borders, national park on the horizon
- **Buyer-spec dirt work** — airstrip, roads, or pads cut by the family as part of the deal
- **Privacy at scale** — a full section, minutes from a town and an interstate
- **Off-market** — quietly offered to a small circle before any public listing



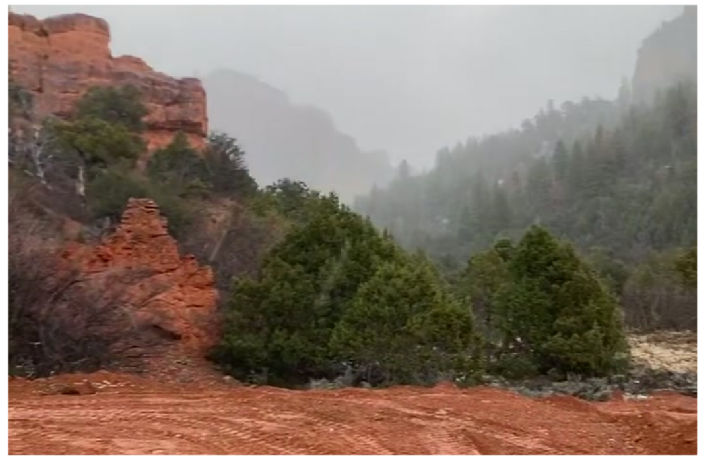
THE STOCK POND AFTER A SUMMER STORM



LOOKING ACROSS THE VALLEY FROM THE BENCH



ROADWORK UNDERWAY THROUGH THE RED ROCK



WEATHER MOVING THROUGH THE CANYONS

The dirt work is yours to spec

The family operates their own heavy equipment and will complete earthwork to the buyer's plan as part of the sale — a private airstrip (1,500–2,000 ft, cut to suit), additional interior roads, or building pads on the overlook. Tell them what you want the ground to be.

GETTING THERE

- Minutes above the town of New Harmony, off the I-15 corridor
- ~30 minutes to Cedar City (jet-capable CDC)
- ~45 minutes to St. George
- Kolob Canyons park entrance just down the valley

THE RECORD

- Washington County, Utah — unincorporated
- One full section: Section 2, T38S R13W (SLM)
- County parcel 3001-TR-STL · 798.01 assessed acres
- **Offered at \$6,000,000 — firm**
- Full details, mapping & walkthrough for serious buyers

TOURS & PROPERTY — THE FAMILY

Josh Pulsipher

(435) 256-1822

Ground tours and an intimate walkthrough, by appointment

TRANSACTION SIDE

Sam Westfall

Text (435) 256-4583

Family friend coordinating the off-market process