

# RECENTLY REDUCED-Duck Creek Land for Sale

• 0.48 Acres

Asking: \$35,000



**IC MLS: 74883 - DC MLS: 2804650**  
**Swains Creek Pines Unit 2 Lot 268 - Duck Creek, UT 84762**



475 N Swains Creek Rd. Nicely wood lot w/ view of the valley has close access to the Dixie Nat'l forest & the Duck Creek ATV Trails. It has a driveway, power to the property corner, & water meter has been paid. This small community is approx 2 miles off Hwy 14 & away from hwy noise & traffic. Swains Creek Pines has common areas: fishing pond, pavilion setup with tables & benches, restrooms, horseshoe pits, tennis court, open meadow & an area for the horses. Fishing pond is stocked several times a year. Each lot comes w/ a certificate that allows you to catch 5 fish/day. Swains Creek has a well-maintained summer air park/airstrip. HOA fee is \$15.42/mth.



### *The Ashworth Team*

**Evelyn Ashworth | Alonzo Ashworth**  
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Call for appointment

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