

MLS# 1070283 Presented By: Eileen Anderson 435-828-8824

List Price: \$1,100,000
Address: 47370 W 7500 S
City: Fruitland, UT 84027
Property Tour: None



Status: Active
Project:
Type: Single Family
NS / EW: 7500 S / 47370 W
Total Sq Ft: 5548
Total Beds: 5
Total Baths: 7.00
Family Rooms: 2
Fireplace: 4
Garage | Car Port: 3 | 0

Style: Cabin

Year Built: 2008
Taxes: \$4,700
Acres: 40.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 99%

Exterior: Asphalt Shingles; Log; Stone
Lot Facts: Road: Unpaved; Secluded Yard; View: Mountain; Private
Inclusions: Alarm System; Ceiling Fan; Compactor; Fireplace Insert; Microwave; Range; Range Hood; Satellite Dish; Water Softener: Own
Features & Info: Alarm: Fire; Alarm: Security; Bar: Wet; Central Vacuum; Closet: Walk-In; Gas Log; Kitchen: Second; Vaulted Ceilings; Granite Countertops; Theater Room
Remarks: The most amazing place! Stone fireplaces, hardwood floors, theatre, granite countertops, custom tiled bathrooms, basement bar w/reclaimed wood floor, boys/girls built in custom bunkbeds, radiant heated floors, ponds, waterfalls, dock and so much more!

Driving Dir: Call agent for directions

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MLS# 1092017 Presented By: Eileen Anderson 435-828-8824

List Price: \$475,000
Address: 46161 W 5000 S
City: Fruitland, UT 84027
Property Tour: Tour



Status: Active
Project:
Type: Single Family
NS / EW: 5000 S / 46161 W

Style: Rambler/Ranch

Year Built: 2007
Taxes: \$1,295
Acres: 20.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Total Sq Ft: 2232
Total Beds: 3
Total Baths: 2.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 5 | 0
Exterior: Stone; Stucco
Lot Facts: Fenced: Part; Terrain, Flat; View: Mountain; View: Valley
Inclusions: Ceiling Fan; Range; Range Hood; Satellite Dish
Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Range/Oven: Built-In; Vaulted Ceilings
Remarks: Immaculate home on 20 acres. Newer home with all the upgrades! 3 bed 2 bath! 3 car detached garage, 2 car attached garage! 60 shares of irrigation water. 2 way gas fireplace, separate tub/shower, walk in closet, MUST SEE! Furnishings are negotiable.

Driving Dir:

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MLS# 984997 Presented By: Eileen Anderson 435-828-8824

List Price: \$430,000

Address: 7184 S CURRENT CREEK MTN RD

City: Fruitland, UT 84027

Property Tour: None



Status: Active

Project: SUNDOWN RIDGE

Type: Single Family

NS / EW: 7184 S / 100 W

Total Sq Ft: 4000

Total Beds: 5

Total Baths: 4.00

Family Rooms: 2

Fireplace: 0

Garage | Car Port: 4 | 0

Exterior: Stone; Stucco

Lot Facts: Corner Lot; Fenced: Part; Secluded Yard; Terrain: Flat; Terrain: Grad Slope; Terrain: Steep Slope; View: Mountain; View: Valley; Wooded

Inclusions: Ceiling Fan; Dryer; Refrigerator; Satellite Equipment; Satellite Dish; Washer; Water Softener: Own; Window Coverings

Features & Info: Dishwasher, Built-In; Range/Oven: Free Stdng.; Vaulted Ceilings; Silestone Countertops

Remarks: S P A C I O U S. A door for every occasion. 1200 sf shop, extra height, RV Hookup. Very open and sunlite basement. Extra tandem parking garage, fits snowmobiles, ATV's or

boat. View over Current Creek. Stylish gazebo in back. Almost maintenance free!

Driving Dir:

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Style: Rambler/Ranch

Year Built: 2003

Taxes: \$2,093

Acres: 5.49

HOA Fee: \$0

Construction Status: Blt./Standing

Finished Basement: 90%

MLS# 1073413 Presented By: Eileen Anderson 435-828-8824

List Price: \$289,000

Address: 46535 W SUNDOWN DR #LOT 13

City: Fruitland, UT 84027

Property Tour: None



Status: Active

Project: SUNDOWN RIDGE

Type: Single Family

NS / EW: 7000 S / 46535 W

Total Sq Ft: 247

Total Beds: 0

Total Baths: 1.00

Family Rooms: 0

Fireplace: 0

Garage | Car Port: 2 | 0

Exterior: Log

Lot Facts: Terrain: Grad Slope; Terrain: Hilly; View: Mountain; View: Valley; Wooded

Inclusions: Storage Sheds; Wood Stove

Features & Info: Dishwasher, Built-In; Disposal

Remarks: Detail extraordinaire! From Bear paws carved into the bathroom door, unique log cabinets, wood stoves, private party patio, guest cottage, workshop, sheds, tons of rock landscaping, view over Current Creek, garage and garage, custom property would be an understatement!

Driving Dir: W.Sundown Dr. 46536

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Style: Rambler/Ranch

Year Built: 2001

Taxes: \$1,168

Acres: 5.64

HOA Fee: \$0

Construction Status: Blt./Standing

Finished Basement: 0%

MLS# 1087859 Presented By: Eileen Anderson 435-828-8824

List Price: \$242,000
Address: 42014 W 7625 S #16
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: RED CREEK RANCHES
Type: Single Family
NS / EW: 7626 S / 42014 W

Style: Manufactured/Modular



Total Sq Ft: 1627
Total Beds: 3
Total Baths: 2.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: See Remarks
Lot Facts: Fenced: Full; Road: Unpaved; Secluded Yard; Terrain, Flat; Terrain: Grad Slope; View: Mountain; View: Valley; Wooded
Inclusions: Range; Range Hood; Storage Sheds; Swing Set; Window Coverings
Features & Info: Bath: Master; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Range/Oven: Free Stndg.; Vaulted Ceilings
Remarks:
Driving Dir:

Year Built: 2007
Taxes: \$1,334
Acres: 10.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

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MLS# 1054982 Presented By: Eileen Anderson 435-828-8824

List Price: \$240,000
Address: 45266 W 6560 S #1C-5B
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: HIDDEN MEADOW
Type: Single Family
NS / EW: 6560 S / 45266 W

Style: Rambler/Ranch



Total Sq Ft: 1680
Total Beds: 3
Total Baths: 2.00
Family Rooms: 0
Fireplace: 1
Garage | Car Port: 4 | 0
Exterior: Frame; Log
Lot Facts: Additional Land Available; Road: Paved; Terrain, Flat; Terrain: Grad Slope; View: Mountain; View: Valley
Inclusions: Microwave; Range; Range Hood; Refrigerator; Wood Stove
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.; Vaulted Ceilings
Remarks: Send your horse to the country for the summer. Year-round access to this brand new 3 bed 2 bath home. Access to a 120' x 200' indoor riding arena. Pressurized irrigation.
Driving Dir:

Year Built: 2011
Taxes: \$1,700
Acres: 1.00
HOA Fee: \$100
Construction Status: Und. Const.
Finished Basement: 0%

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MLS# 1082043 Presented By: Eileen Anderson 435-828-8824

List Price: \$225,000
Address: See Directions
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: YOUNG MEADOW ESTATES
Type: Single Family
NS / EW: 40 N / 43270 W

Style: Cabin



Total Sq Ft: 2880
Total Beds: 1
Total Baths: 2.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: Frame; Log; Insulated Concrete Forms
Lot Facts: Road: Unpaved; Terrain, Flat; Terrain: Mountain; View: Mountain
Inclusions: Dryer; Refrigerator; Water Softener: Own
Features & Info: Bath: Master; Range: Countertop; Range/Oven: Built-In; Vaulted Ceilings
Remarks: Unique property w/cabin. Also has a 20'X30' log building with utilities & restrooms. Camping facilities (Includes 14 RV PADS, 2 fire pits, water & power) Pavillion, Pond and creek . Lots of wild life.
Driving Dir: 43270 W Hwy 40 Young Meadow Estates #7 Fruitland, UT

Year Built: 1998
Taxes: \$1,250
Acres: 7.13
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

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MLS# 1030222 Presented By: Eileen Anderson 435-828-8824

List Price: \$219,000
Address: 44000 W 4000 S
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project:
Type: Single Family
NS / EW: 4000 S / 44000 W

Style: Split-Entry/Bi-Level



Total Sq Ft: 2800
Total Beds: 3
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 1 | 0
Exterior: Aluminum/Vinyl
Lot Facts: Fenced: Part; Terrain, Flat; Terrain: Hilly
Inclusions: Range; Range Hood; Refrigerator; Wood Stove
Features & Info: Range/Oven: Free Stdng.
Remarks: Very private, main home, secondary cabin, work shop, garage. Water well and spring, current bushes, pines. Nice family opportunity. Partially remodeled, new roof, new siding.
Driving Dir:

Year Built: 1982
Taxes: \$2,102
Acres: 4.39
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 85%

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MLS# 1053578 Presented By: Eileen Anderson 435-828-8824

List Price: \$199,000
Address: 45257 W BANDANNA
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project: BANDANNA RANCH
Type: Single Family
NS / EW: 1000 N / 45257 W

Style: 2-Story



Total Sq Ft: 2500
Total Beds: 1
Total Baths: 2.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 0 | 0

Year Built: 2008
Taxes: \$3,155
Acres: 5.30
HOA Fee: \$132
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior:
Lot Facts: Fenced: Part; Road: Unpaved; View: Mountain; View: Valley

Inclusions:
Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Range/Oven: Built-In; Vaulted Ceilings
Remarks: Beautiful cabin! Vaulted ceilings with lots of windows. Gorgeous kitchen. Master bathroom with double sinks, large master tub. Great place to create family memories - MUST SEE!
Driving Dir:

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MLS# 1077629 Presented By: Eileen Anderson 435-828-8824

List Price: \$199,000
Address: 46394 W ELKHORN DR #E-47
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: BANDANNA RANCH
Type: Single Family
NS / EW: 4000 S / 46394 W

Short Sale: Price subject to 3rd party approval
Style: Cabin



Total Sq Ft: 1950
Total Beds: 2
Total Baths: 1.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 0 | 0

Year Built: 1996
Taxes: \$1,398
Acres: 5.00
HOA Fee: \$15
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior: Frame; Log
Lot Facts: Road: Unpaved; Secluded Yard; Terrain: Grad Slope; Terrain: Hilly; View: Mountain; View: Valley; Wooded; Private
Inclusions: Ceiling Fan; Range Hood; Refrigerator; Storage Sheds; Swing Set
Features & Info: Dishwasher, Built-In; Range/Oven: Free Stdng.; Vaulted Ceilings
Remarks: SHORT SALE POTENTIAL -- Call for current info.! Wraparound Deck on 3 sides, end of road property, great opportunity.
Driving Dir: Turn north off Hwy 40 at 45000 W. Go about 2 miles to Bandanna Ranch gate. Go right at Y onto Bandanna Dr. Go right on Elkhorn Dr. Go Right on Little Elk. Go left at T.

House is at the end of that lane.

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MLS# 1071838 Presented By: Eileen Anderson 435-828-8824

List Price: \$186,000
Address: 46138 W THUNDER RDGR
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: THUNDER RIDGE AR PRK
Type: Single Family
NS / EW: 1000 N / 46138 W

Style: 2-Story



Total Sq Ft: 1980
Total Beds: 3
Total Baths: 2.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: Asphalt Shingles; Cedar/Redwood
Lot Facts: Road: Unpaved; Terrain, Flat; Terrain: Mountain

Year Built: 2011
Taxes: \$1
Acres: 5.00
HOA Fee: \$30
Construction Status: Und. Const.
Finished Basement: 0%

Inclusions:

Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Jetted Tub; Range: Countertop; Vaulted Ceilings; Granite Countertops

Remarks: Builder-Seller wants 2.5 BAC and 2.5 SAC and will pay an additional 1 percent to the BAC.

Driving Dir: Builder has the right to sell property and house off of his website or through his own prepaid advertising. Sellers agent to receive 2.5% commission.

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MLS# 1093118 Presented By: Eileen Anderson 435-828-8824

List Price: \$175,000
Address: 46041 W 7500 S #VDP 41
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: VALLE DEL PADRE
Type: Single Family
NS / EW: 7500 S / 46041 W

Style: Cabin



Total Sq Ft: 1763
Total Beds: 3
Total Baths: 1.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 0 | 0
Exterior: Log

Year Built: 1993
Taxes: \$1,468
Acres: 4.97
HOA Fee: \$20
Construction Status: Blt./Standing
Finished Basement: 25%

Lot Facts: Road: Unpaved; Terrain: Grad Slope; View: Mountain; View: Valley; Wooded; Private

Inclusions: Ceiling Fan; Dryer; Fireplace Equipment; Microwave; Range; Refrigerator; Satellite Dish; Washer; Window Coverings; Wood Stove; Trampoline

Features & Info: Great Room; Range/Oven: Free Stdng.; Vaulted Ceilings

Remarks: Lofty log cabin hidden away, surrounded by Pinions, open to view. Locked subdivision. Kitchen/great room, bed, bath, laundry room on main level. Extra bedrooms upstairs with loft.

Driving Dir:

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MLS# 1077440 Presented By: Eileen Anderson 435-828-8824

List Price: \$169,900
Address: 2082 S REMINGTON
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: BANDANNA RANCH
Type: Single Family
NS / EW: 2082 S / 45000 W

Style: Cabin

Total Sq Ft: 704

Year Built: 1987

Total Beds: 0

Taxes: \$918

Total Baths: 1.00

Acres: 5.00

Family Rooms: 0

HOA Fee: \$14

Fireplace: 0

Construction Status: Blt./Standing

Garage | Car Port: 0 | 0

Finished Basement: 0%

Exterior: Asphalt Shingles; Cedar/Redwood

Lot Facts: Road: Unpaved; Terrain: Grad Slope; Terrain: Hilly; View: Mountain; View: Valley; Private

Inclusions: Ceiling Fan; Fireplace Equipment; Microwave; Range; Refrigerator; Satellite Dish; Storage Sheds; Window Coverings; Wood Stove

Features & Info: Bath: Sep. Tub/Shower; Instantaneous Hot Water

Remarks: GREAT LOCATION ON THE END OF ROAD. QUIET AND SECLUDED. GREAT FOR YEAR ROUND FROLICKING!

Driving Dir:

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MLS# 1089756 Presented By: Eileen Anderson 435-828-8824

List Price: \$149,900
Address: 46956 W COLT RD #127
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: BANDANNA RANCH
Type: Single Family
NS / EW: 1 S / 46956 W

Style: Cabin

Total Sq Ft: 920

Year Built: 1981

Total Beds: 1

Taxes: \$1,000

Total Baths: 1.00

Acres: 5.00

Family Rooms: 1

HOA Fee: \$15

Fireplace: 1

Construction Status: Blt./Standing

Garage | Car Port: 2 | 0

Finished Basement: 0%

Exterior: Log

Lot Facts: Road: Unpaved; Sprinkler: Auto-Part; Terrain: Grad Slope; Terrain: Hilly; Terrain: Mountain; Terrain: Steep Slope; View: Lake; View: Mountain; View: Valley; Wooded; Drip Irrigation: Auto-Full

Inclusions: Ceiling Fan; Dryer; Fireplace Equipment; Range; Refrigerator; Washer; Window Coverings; Wood Stove; Workbench

Features & Info: Closet: Walk-In; Kitchen: Updated; Oven: Gas; Range/Oven: Free Stndg.

Remarks: A log cabin for two and a garage for many more. Plumbing and electric refurbished. One bed, one bath and a loft for the overflow. Rooms in the garage are heated. Firewood shed,

equipment shed and a storage shed. RV hookup. Great sloped mountain behind home for intertubes and water slides.

Driving Dir: Turn north at 45000 W off Hwy 40, go about 2 miles toward Red Creek Reservoir. Bandanna turn off in on the left side of the road by the sign. Turn left onto Airport Rd. Turn right at Colt Rd. Home is near the end of the land on the right hand side.

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MLS# 1082462 Presented By: Eileen Anderson 435-828-8824

List Price: \$149,000
Address: 40125 S 41950 LN
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project: CAMELOT RESORT
Type: Single Family (PUD)
NS / EW: 40125 S / 41950 W

Short Sale: Price subject to 3rd party approval
Style: Manufactured/Modular



Total Sq Ft: 1289
Total Beds: 3
Total Baths: 2.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 0 | 0
Exterior: Asphalt Shingles; Clapboard/Masonite; Cement Board
Lot Facts: Corner Lot; Cul-de-Sac; Road: Unpaved; Terrain, Flat; View: Mountain; Private
Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range Hood; Refrigerator; Storage Sheds; Tv Antenna
Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Dishwasher, Built-In
Remarks: 40125 W Camelot Home owners association, main upper development drive past private gate drive straight in just before the large dumpster area on the right. This great new mfg home set in a recreational development, across the road is the strawberry rv
Driving Dir:

Year Built: 2007
Taxes: \$724
Acres: 0.63
HOA Fee: \$24
Construction Status: Blt./Standing
Finished Basement: 0%

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MLS# 1054245 Presented By: Eileen Anderson 435-828-8824

List Price: \$130,000
Address: 45 SEE DIRECTIONS
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project: CEDAR MTN. #6
Type: Recreational
NS / EW: 0 N / 0 W

Style: Cabin



Total Sq Ft: 864
Total Beds: 0
Total Baths: 1.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 2 | 0
Exterior: Log
Lot Facts: View: Valley; Wooded
Inclusions:
Features & Info: See Remarks
Remarks: GREAT OPEN STYLE LOG CABIN, WAS ONCE USED AS FISHING/HUNTING CABIN & CAFE, TUCKED AWAY IN THE CEDARS, NICE SERENE SETTING, THE PERFECT GET- AWAY CABIN TO ENJOY STARVATION, STRAWBERRY & ATV PARADISE, INCLUDED IS EVERYTHING YOU SEE ON PROPERTY- OUTBUILDING, TRAILER, 3 TRACTORS, FURNITURE, & MORE, GREAT VIEWS FROM DECK, APPROX 700 SQ. FEET

Year Built: 1977
Taxes: \$1,111
Acres: 11.14
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

OF GARAGE SPACE, GOOD SEASONAL ACCESS

Driving Dir: LOCATED APPROX. 1 MILE EAST OF FRUITLAND COUNTRY STORE ON HIGHWAY 40. PROPERTY IS ON SOUTH SIDE OF HIGHWAY 40. LOOK FOR SIGN ON GATE

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MLS# 1077412 Presented By: Eileen Anderson 435-828-8824

List Price: \$130,000
Address: 43655 W 7250 S
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project: CMT
Type: Single Family
NS / EW: 7250 S / 43655 W

Style: Other/See Remarks



Total Sq Ft: 1344
Total Beds: 3
Total Baths: 1.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: See Remarks
Lot Facts: Road: Unpaved; Terrain: Grad Slope; Wooded; Private
Inclusions: Range; Range Hood; Refrigerator; Wood Stove
Features & Info: Dishwasher, Built-In; French Doors; Range/Oven: Free Stdng.
Remarks: This 3 bedroom mobile home has been remodeled for a great cabin feel. It sits on View Point and has amazing views! It has a beautiful stone stairway, lots of wildlife and a natural spring. Great view all the way around. Buyer to verify sq. ft.
Driving Dir: turn South on 44210 W from Hwy 40

Year Built: 1972
Taxes: \$556
Acres: 10.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

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MLS# 1081284 Presented By: Eileen Anderson 435-828-8824

List Price: \$114,667
Address: 5556 S 47000 W
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project:
Type: Single Family
NS / EW: 5556 S / 47000 W

Style: Manufactured/Modular



Total Sq Ft: 1260
Total Beds: 3
Total Baths: 2.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: Aluminum/Vinyl
Lot Facts: Fenced: Part; Road: Unpaved; Terrain, Flat; View: Mountain; View: Valley
Inclusions: Range
Features & Info: Range/Oven: Free Stdng.
Remarks: Horse property bordering public land! 3 bdr 2 bath manufactured home on a permanent foundation! City water. Septic tank. Power. Phone. 5 acres of property! Fenced & cross fenced with corrals & barn. An enclosed front porch with cement floor.
Driving Dir: West of Fruitland Church, then North. West side of road.

Year Built: 1997
Taxes: \$647
Acres: 5.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

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MLS# 1088772 Presented By: Eileen Anderson 435-828-8824

List Price: \$87,900
Address: 46365 W. ELKHORN DR
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project: BANDANNA RANCH
Type: Single Family
NS / EW: 5500 N / 46365 W
Total Sq Ft: 784
Total Beds: 2
Total Baths: 1.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: Clapboard/Masonite; Frame
Lot Facts:
Inclusions: Ceiling Fan; Range; Range Hood; Refrigerator
Features & Info: Alarm: Fire; Kitchen: Updated; Range/Oven: Free Stdng.
Remarks: Wonderfully private getaway home for that perfect summer escape. Home is located in the trees in well-known Bandanna Ranch. Gorgeous views. Easily accessible. Buyer to verify Square footage and Acreage
Driving Dir:

Style: Manufactured/Modular

Year Built: 1984
Taxes: \$657
Acres: 5.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%



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MLS# 1058653 Presented By: Eileen Anderson 435-828-8824

List Price: \$72,000
Address: 8115 S SAM'S WASH RD
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project:
Type: Single Family
NS / EW: 8115 S / 1 W
Total Sq Ft: 924
Total Beds: 2
Total Baths: 1.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior:
Lot Facts: Road: Unpaved; Terrain, Flat; Terrain: Grad Slope; View: Mountain; View: Valley; Wooded
Inclusions: Range; Range Hood; Refrigerator; Storage Sheds
Features & Info: Range/Oven: Free Stdng.
Remarks: 1975 single wide manufacture on a permanent foundation. 5 acres. Must bring in water. Septic system in. Pellet Woodstove for cozy warmth. encircling deck around the back bdr. So many pinion and juniper!! Great for fishing, hunting, camping! Many places for friends & family to park campers & camp trailers! 2 sheds. Multi-family OK!!

Style: Manufactured/Modular

Year Built: 1975
Taxes: \$461
Acres: 5.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%



Driving Dir: South on Sam's Wash Road. MM 71 on hwy 40. About a mile. South side of road.

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MLS# 1087317 Presented By: Eileen Anderson 435-828-8824

List Price: \$69,900
Address: See Directions
City: Fruitland, UT 84027
Property Tour: Tour



Status: Active
Project:
Type: Recreational
NS / EW: 1 S / 1 W
Total Sq Ft: 1080
Total Beds: 2
Total Baths: 1.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 0 | 0
Exterior: Frame
Lot Facts: Road: Unpaved; Secluded Yard; Terrain, Flat; Terrain: Grad Slope; View: Mountain; Wooded; Private
Inclusions:
Features & Info:

Style: Cabin

Year Built: 2000
Taxes: \$1,288
Acres: 18.69
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Remarks: Rustic hunters cabin, with all the comforts of home. Easy year round access just 1 1/2 hrs from Salt Lake Valley! Set to run with 12 volt elec. Secluded setting, awesome views! ATV storage 8x10, shed 8x12, outdoor latrine 8x8. SELLER FINANCING AVAILABLE WITH ZERO PERCENT INTEREST WITH \$40,000. DOWN, 5 year term.

Driving Dir: E1/2 SW1/4 NW1/4 Sec 31 T3S R8W USM

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MLS# 1090824 Presented By: Eileen Anderson 435-828-8824

List Price: \$69,900
Address: 34114 W OREM RD
City: Fruitland, UT 84027
Property Tour: Tour



Status: Active
Project: PINION RETREAT
Type: Single Family
NS / EW: 8600 S / 34114 W

Style: Mobile

Year Built: 1968
Taxes: \$395
Acres: 1.91
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Total Sq Ft: 1008
Total Beds: 3
Total Baths: 2.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Aluminum/Vinyl
Lot Facts: Fenced: Part; Terrain, Flat; Terrain: Grad Slope
Inclusions: Microwave; Range; Refrigerator; Satellite Dish; Tv Antenna; Wood Stove
Features & Info: Kitchen: Updated
Remarks: 3 bedroom 2 bath mobile home with garage! Lots of trees, 1.91 acres! Great access, abundant wildlife, and fenced. Wonderful getaway! Ready to go. Comes furnished. Ask for details.
Driving Dir:

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MLS# 1044315 Presented By: Eileen Anderson 435-828-8824

List Price: \$65,000
Address: 45796 W BLUEBIRD LN
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project: BANDANNA RANCH
Type: Recreational
NS / EW: 2000 N / 45796 E

Style: Mobile

Year Built: 1990
Taxes: \$650
Acres: 5.00
HOA Fee: \$12
Construction Status: Blt./Standing
Finished Basement: 0%

Total Sq Ft: 480
Total Beds: 1
Total Baths: 2.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior:
Lot Facts:
Inclusions:
Features & Info:
Remarks: Great setup, mobile home, garage for storage, washer / dryer, extra bathroom. Motor home with only 33,000 miles, in great shape, included in sale. Stop by for a look!
Driving Dir:



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MLS# 1006588 Presented By: Eileen Anderson 435-828-8824

List Price: \$35,000
Address: 6845 S 43750 W
City: Fruitland, UT 84027
Property Tour: Tour

Status: Active
Project:
Type: Recreational
NS / EW: 6845 S / 43750 W

Style: Cabin

Year Built: 1981
Taxes: \$305
Acres: 10.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Total Sq Ft: 2122
Total Beds: 0
Total Baths: 0.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior:
Lot Facts: Terrain, Flat; Terrain: Grad Slope; View: Mountain; Wooded
Inclusions:
Features & Info:
Remarks: 10 acres in Cedar Mountain 6. Cabin structure on property. Great potential. Power on property. Lots of trees, great views.
Driving Dir:



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MLS# 1048604 Presented By: Eileen Anderson 435-828-8824

List Price: \$35,000
Address: 6500 S 46000 W
City: Fruitland, UT 84027
Property Tour: None

Status: Active
Project:
Type: Recreational
NS / EW: 6500 S / 46000 W

Style: Cabin

Year Built: 2005
Taxes: \$460
Acres: 1.00
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%



Total Sq Ft: 300
Total Beds: 1
Total Baths: 1.00
Family Rooms: 0
Fireplace: 1
Garage | Car Port: 1 | 0
Exterior: See Remarks
Lot Facts: Fenced: Part; Terrain, Flat; View: Mountain; View: Valley
Inclusions: Ceiling Fan; Range; Refrigerator; Wood Stove
Features & Info: Oven: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings
Remarks: The BIGGEST Little cabin in Fruitland. Comes completely furnished, and is self-contained. Wind mill power, compost toilet, shower, ample water storage with additional tank on trailer ready to go. Country style kitchen with refrigerator and gas stove. Cozy decor with a home away from home feeling -- only cabin style! Year-round access via county road. Woodstove and propane heater for toasty evenings. Great little covered front porch. Riding

lawnmower to help your quaint little place groomed and good looking. Stuff the sleeping bags upon the loft for extra sleeping room. Quite a surprise this one is!

Driving Dir:

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