

Development	Edward & Abigail Roberts; Fruitland UT 84027
Location	T3S R9W USM Portions Section 14
Size	40-acre Community; 8 parcels for sale.
Improvements	- Roads: Access is year-round. - Culinary water, power, phone.. - Sewer: Perc tests are completed. Buyer will be required by Duchesne County / TriCounty Health to provide their own perc test prior to issuing a Building Permit. - Natural Gas: No natural gas lines exist in Fruitland; see Propane
Homeowner Association	Protective Covenants exist. Homeowner Association fees are not yet determined. Homeowner Association President: Abby Roberts
Utilities	
Electric Service	Moon Lake Electric charges a \$225 (+/-) deposit. Buyer to verify. The landowner (buyer) is responsible for extending all utilities into their lots. For current estimates please call: Moon Lake Electric at 435-722-2448; Fruitland Special Service District at 435-548-2399.
Culinary Water	Impact fee paid by Developer. For more information regarding outdoor uses (watering lawns, irrigation, stock water), please refer to Fruitland Special Service District Bylaws. To make application for your water connection & meter contact FSSD at 435-548-2399.
Sewage	Tri-County Health 435-781-5473. Application & permit for Septic Systems
Telephone	Uintah Basin Telephone Association 435-622-5007
Propane	A-1 Propane 435-353-4654; Western Oil 435-722-5171
Garbage	K&K Sanitation 435-722-1244
Irrigation	Pressurized irrigation connections to each parcel
Taxes	
	Duchesne County. Property tax rate for year 2008 is 0.011155 times the assessed value . The <i>estimated</i> property tax for a vacant parcel priced at \$85,000 would be \$948. More info: contact Duchesne County Assessor's Office at 435-738-1110.
Zoning	A/R-1 Agricultural / Residential
Mineral Rights	Rights excluded from sale of parcels. It is unknown if they're leased.
Road Status & Maintenance	Roads to be dedicated to Duchesne County. Maintenance and Snow Removal will be performed by County.
Land Use Requirements	Building and Septic Permits are required. Building permits are issued through Duchesne County, Karl Mott; Septic Permits are issued through Tri-County Health. Restrictions are also based on Deerfield CC&Rs.
Bldg Permits	Karl Mott 435-738-1153
Duchesne Cty	http://www.duchesnegov.net/buildingofficial/buildingpermitmain.html
Tri Cty Health	435-722-6300; www.tricountyhealth.com
Services	
Schools	Schools servicing the area are in Duchesne (city) and Tabiona. Contact Duchesne County School District 435-738-1240
Shopping	Fruitland Utah is a recreational area with two "convenience" stores: <i>All Country & Gas N Grub</i> . Gasoline available at <i>Gas N Grub</i> . Restaurant <i>All Country Store & Mountain West Smokehouse</i> . The primary shopping areas would be Duchesne to the east (26 miles) or Heber City to the west (45 miles). Both towns accessed by US 40.
Medical Facilities	Heber City: 1485 South Hwy 40. For more information call 435-654-2500; http://www.ihc.com/xp/ihc/hebervalley/ Roosevelt: 250 W 300 N, Roosevelt UT 84066; for more information call: 435-722-4691; http://ubmc.org/home_flash.php Duchesne: Duchesne Valley Medical Clinic, 435-738-2426
Fire Protection	Fruitland: EMTs are in the area. Call 911 for emergencies. The area is serviced by Fruitland Volunteer Fire services. Call "911"
Emergency Services	Dial "911". Duchesne County Sheriff's Dept: 435-738-0196 Emergency Dispatch: 435-738-2424

Deerfield

Improved Lots For Sale

Irrigation water with each lot!



\$49,900 - Seller Financing Available

Contract carried with 20% Down, 7.9% interest rate and 10 year duration.
\$9,980 Down with monthly payments of \$483

Seller will consider ALL offers

CC&Rs encourage a few common sense rules for getting along with neighbors and sports the idea that big rig parking is okay.

THUNDER RIDGE REAL ESTATE

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DEER FIELD SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 14,
T.3S., R.9W., U.S.B. & M. DUCHESNE COUNTY, UTAH.

