



Pertinent Facts

Price: \$39,000 each lot

PARCEL INFORMATION

Tax Id	Duchesne County VDP – 0022A - 0026A
Lot #	Valle del Padre Lots 22A – 26A
Acres	22A - 6.84; 23A - 8.36; 24A - 7.4; 25A - 7.59; 26A - 10.06
Association Dues	None
2010 Taxes	\$262 to \$386 (estimated) Contact Duchesne Assessor: 435-738-1100
Access	Hwy 40 to 46000 W (Mile Mark 61), turn south. Follow road South until turn in road goes East. Lots 26A, 25A, 24A on South side of Road. As you precede up the hill Lots 23A and 22A are on the North Side of the Road. Corners are marked. Note: 46000 W is technically not a County Road; however 45000 W and through Hidden Meadows is a County Road. Thus that would be your legal access to the property.
Oil & Minerals	Excluded

UTILITIES

Power	Moon Lake Electric: 435-722-2448
Culinary Water	Fruitland Special Service District: 435-548-2399 The impact fee was paid by the Developer. Your costs will be the water meter and trenching.
Telephone	Uintah Basin Telephone Association: 435-622-5007
Natural Gas	Natural gas is not available to this area; however, the area is serviced with bottled gas. See Propane.
Propane	LCL Oil: 435-722-5171
Garbage	K&K Sanitation: 435-722-1244

SERVICES

Post Office	Fruitland Post Office: 435-548-2399.
Schools	Duchesne County School District: 435-738-1240
Shopping	Fruitland Utah is a recreational area currently with two convenience-type store with gasoline & diesel. Store, diner & IFA are at the All Country Fruitland Store. Gas & Grub has fuel. The primary shopping areas would be Duchesne to the east (26 miles) or Heber City to the west (45 miles). Both towns are accessed via Hwy 40.
Public Transp	None
Medical Facilities	<p>Uintah Basin Medical Center is located in Roosevelt UT approximately 1 hour east from Fruitland. Duchesne City has a medical clinic.</p> <p>Heber City UT offers full service medical care located at 1485 South Hwy 40. For more information call 435-654-2500. Heber City is approximately 45 minutes west of Fruitland.</p>
Fire Protection	The area is serviced by Fruitland Volunteer Fire Services. For emergencies call "911"
Police / Emergency Services	Call "911" for emergencies. Duchesne County Sheriff's Dept: 435-738-0196. Emergency Dispatch call 435-738-2424.

Information provided as convenience to Buyer. Buyer to verify



Land for Sale

Valle del Padre Lots 22A – 26A

Improved Lots



Price \$39,000 each

Thunder Ridge Real Estate

435-828-8824

Eileen Anderson-Warner

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