



Sage aroma after spring rain, picture window of Tabby Mountain, un-ending views for painting a canvas. Mornings include warm sun on your face, bluebird's trill, and coffee accented by the trickle of a stream.



**PARCEL
INFORMATION**

Tax Id	BRS-0302
Zoning	Residential
Access	Gravel. County Rd to Bandanna. Private roads on Bandanna
Easements on/for Property	See Title Reports and/or see Survey Map
Homeowners Ass'n	Yes. www.BandannaRanch.com
CC&Rs	\$135 / yearly
Water Rights / Shares	Not applicable, none
Oil, Gas, Hydrocarbons	Excluded
2010 Taxes	\$452

UTILITIES

Propane	LCL Oil: 435.722.5171 (Natural gas not available in this area)
Electricity	Moon Lake Electric: 435.722.2448
Culinary Water	Fruitland Special Service District: 435.548.2399
Building Permit	Duchesne County, Karl Mott, Building Dept. 435-738-1153
Wastewater / Septic	Septic systems are used. Request a list of qualified contractors www.TriCountyHealth.com
Telephone: Land/Cell	Strata Networks: 435.622.5007
Garbage Pickup	K&K Sanitation: 435.722.1244
Large Dumpsters	Basin Dumpsters:

SERVICES

Postal	Fruitland has a contract Post Office & East of MM62 some contract routes. 435.548.2399
Schools	Duchesne County District: 435.738.1240
Shopping	Fruitland UT is a recreational area with two convenience-type stores. All Country Store (MM62) has groceries, café and RV parking. Gas N Grub (MM59) has groceries, gas & propane. The primary shopping areas are Duchesne (26 miles East) and Heber City (45 miles West). Both towns are accessed via Hwy 40.
Public Transportation	None. However, there is a Senior Bus that goes from Fruitland to Duchesne once a week.
Medical Facilities	Duchesne City has a clinic. Uintah Basin Medical Center offer full medical care and is located in Roosevelt UT approximate 1 hour east from Fruitland. Heber City UT offer full service medical care located at 1485 South Hwy 40: 435.654.2500.
Fire Protection	Call 911. Volunteer Fire Dept.
Police / Emergency	Call 911. Duchesne County Sheriff 435.738.0196; Dispatch 435.738.2424

LAND FOR SALE

5.00 acres, Lot 302, Bandanna Ranch, Chuckwagon, Phase 2

Price Reduced to

\$24,999



THUNDER RIDGE REAL ESTATE



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