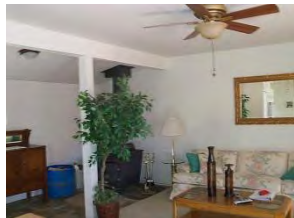
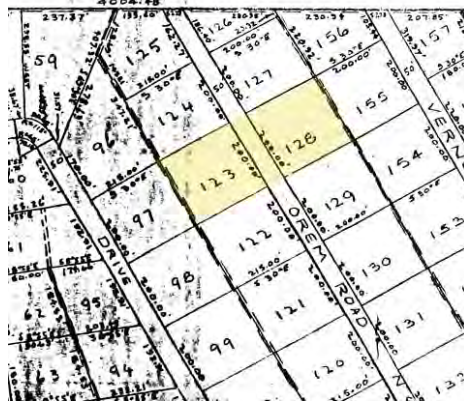
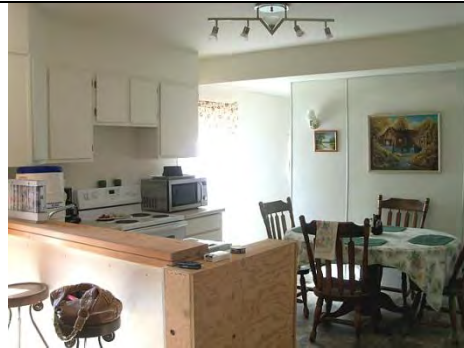
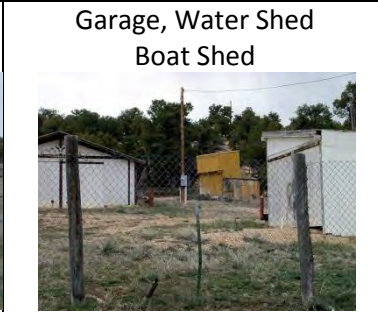


Aerial Location



Home, Boat House, Garage, Water Shed,  
Horse Stalls and Fenced horse pasture  
Tractor Excluded

PARCEL INFORMATION	
Tax Id	PT-1-123; & PT-1-128
Zoning	Residential; Recreational
Access	Hwy 40, 33910 W
Easements	See Title Report
Homeowner Assn	No
CC&Rs	None
Water Shares	None
Oil, Gas, Minerals	Excluded
2010 Taxes	\$395
UTILITIES	
Electricity	Moon Lake Electric (435-722-2448)
Culinary Water	500 gallon Storage Tank, protected. 250 gallon travel tank
Septic	Yes, Installed
Landline Phone	Strada Networks (435-622-5007) – Not connected
Garbage Pickup	K&K Dumpsters (435-722-1244)
SERVICES	
Postal	Fruitland has a contract Post Office (435-548-2399)
Schools	Duchesne County District (435-738-1240)
Shopping	Fruitland UT is a recreational area with two convenience-type stores. All County Store (MM62) has groceries, café and RV parking. Gas N Grub (MM59) has groceries & gas. 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. Full care medical is offered at Uintah Basin Medical Center, Roosevelt UT and Heber City UT, 1485 S Hwy 40. 435-654-2500. Both are approximately one hour from Fruitland UT.
Fire Protection	Call 911. Fruitland has a volunteer Fire Department
Police / Emergency	Call 911. Duchesne County Sheriff 435-738-0196. Dispatch 435-738-2424.

# A TREASURE TROVE

A sweet little place, **completely furnished**

Home, Boat House, Garage, Water Shed,  
Horse Stalls and Fenced horse pasture

**\$79,900**

1.91 acres

34114 W Orem (Risky Ragged) Rd, Fruitland UT  
Pinion Retreat Lots 123 & 128

1008 sq ft Home built in 1968 , 3 Bed, 2 Bath,  
Newer roof, updated kitchen and living room,  
Newer carpet and lino.  
Dog fenced, Mature trees



## THUNDER RIDGE REAL ESTATE

Eileen Anderson-Warner

**435.828.8824**

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