



LAND FOR SALE

5 acres, Lot 95, Bandanna Ranch, 2119 S Madhatter

\$32,000



THUNDER RIDGE REAL ESTATE

Lynnette Larson
801-661-2437

www.StretchYourDream.com

PARCEL INFORMATION

Tax Id	BRS-95
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 Association	Yes. www.BandannaRanch.com
CC&Rs	\$150 / yearly
Water Rights / Shares	Not applicable, none
Oil, Gas, Hydrocarbon Rights	Excluded
2009 Taxes / Rollback?	\$401

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
Wastewater / Septic	Septic systems are used. Request a list of qualified contractors
Building Permits	Duchesne County - Karl Mott - 435.738.1153
Telephone: Land or 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 / Hydrants	Call 911. Volunteer Fire Dept.
Police / Emergency	Call 911. Duchesne County Sheriff 435.738.0196; Dispatch 435.738.2424

