



PARCEL INFORMATION	
Tax Id	BRS-336 & BRS-337
Zoning	Residential; Agricultural (Roll back taxes may apply)
Access	Hwy 40, North at 45000 W, Follow Paved road to Bandanna Ranch Entrance. Gated Community
Easements	See Title Report
Homeowner Assn	Yes -- \$150 / yearly
CC&Rs	Yes – Common Sense
Water Shares	None – No Irrigation
Oil, Gas, Minerals	Excluded
2011 Taxes	\$840 estimated (Greenbelt – Buyer to pay rollback taxes if rezoned from GB)
UTILITIES	
Electricity	Moon Lake Electric (435-722-2448)
Culinary Water	Fruitland Special Service District (435-548-2309)
Septic	Yes, installed
Landline Phone	None - Strada Networks (435-622-5007)
Garbage Pickup	Basinwide Dumpsters (435-733-0160)
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 one convenience-type stores. All County Store (MM62) has groceries, café and RV parking. No gasoline. 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.

11 acres – Horse Ready!
\$97,000

45413 W Easy Money, Fruitland UT

980 sq ft, 2 Beds, 1 bath – Built 1974
 30' x 50' Garage for Big Toy Storage
 Dead-end Road for Privacy
 Awesome covered Porch for B-B-Ques



THUNDER RIDGE REAL ESTATE

Lynnette Larson

801-661-2437

www.StretchYourDream.com