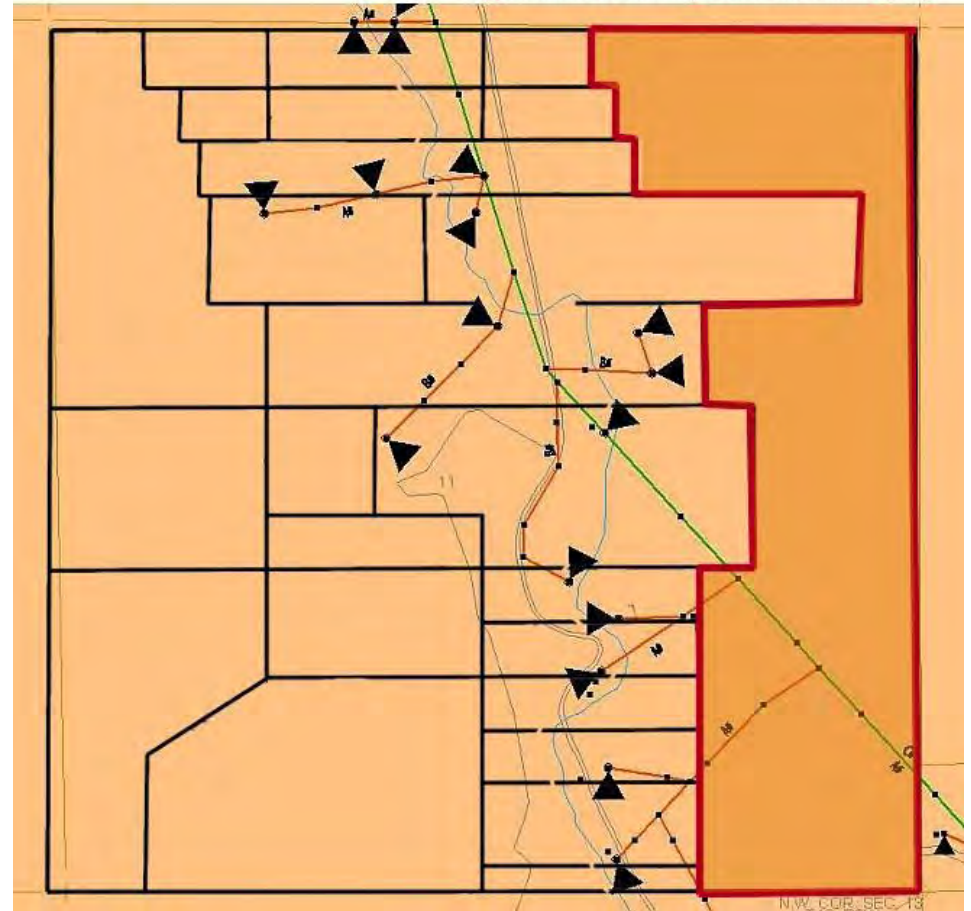
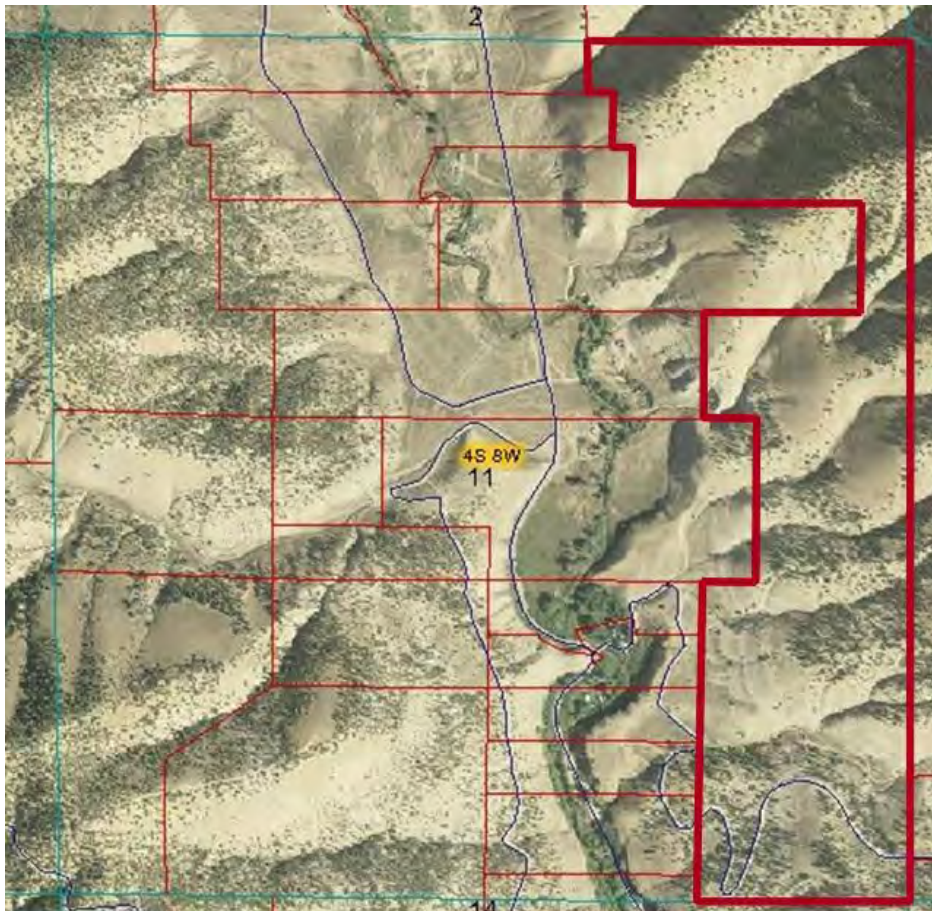


View from Property

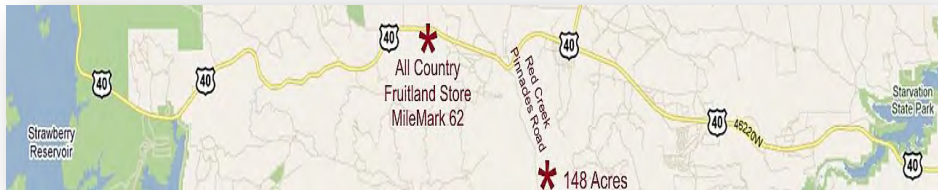


Approximate location of Power lines on Property



FACT SHEET

LISTING PRICE	\$85,000
PROPERTY LEGAL	
Tax Ids	4497-0018
Acreage	148.71
Property Address	T4S R8W USM, Portion section 11
Access	Hwy 40 East to Mile Mark 65 41950 W, turn South, follow road 4.7 miles and watch for real estate sign.
Subject to	Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity
Excluded	Oil & Gas, Minerals, Hydrocarbons
2009	858.36 estimated
Homeowner Ass'n	No.
UTILITIES / AMENITIES	
Electric	Available
Propane	Western Petroleum: 435-722-5171
Water	None. Well permit required to drill a water well.
Garbage	Basinwide Dumpster 435-738-5508
Septic System	Permit required for Septic System - Tri-County Health 435-722-6310
Cell Phone	Cell tower in area
Satellite TV	Dish Network (www.sterlingsatellite.com); Direct TV (www.directtv.com) Satellite internet service is available
Post Office	No general delivery; Post Office in Fruitland
Emergency	911, Wasatch County 435-654-1411
Healthcare	Duchesne Clinic, Roosevelt, Uintah Basin Medical Center or Heber City
Permits	Duchesne County: Bldg Permit, Karl Mott, 435-738-1153 Septic: TriCounty Health, Cindy Austreng, 435-722-6310
Groceries	All Country Store offers groceries, RV Park and café; No gas / Diesel
Schools	Duchesne County School District: 435-738-1240
LAND DETAILS	
Fire Protection	?? Fruitland has a volunteer fire department
Terrain	Flat, County Road just graded
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines



LAND FOR SALE

148.71 Acres for an astonishing **\$85,000**



Be the caretaker of your own place of solace.
Sit on a rock, meditate, be drawn in to the clouds above.
Be carried away to peace and tranquility.
Wonder through hills and valleys, grateful you have a soul calming
place to take in mother nature's wonders.



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