



FACT SHEET

LISTING PRICE	\$29,900
PROPERTY LEGAL	
Tax Ids	Duchesne County Parcel #: 00-0033-9815
Acreage	5.05 acres
Property Address	Mile Marker 75 – Hwy 40, (follow signs) Fruitland UT 84027
Access	Hwy 40 , Mile Mark 76, next road going south (31400 W), turn South.
Legal	Portion Sec 4, T4S R6W USM
Subject to	Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity
Excluded	Oil & Gas, Minerals, Hydrocarbons
Property Taxes 2010	\$281 estimated
Homeowner Association	No.
UTILITIES / AMENITIES	
Electric	Available – ½ mile from property (9 poles)
Propane	Western Petroleum: 435-722-5171
Water	Water Well permits available.
Garbage	K&K Sanitation, 435-722-1244
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	Fruitland has 1 gas station: Gas N Grub on Hwy 40; All Country Store offers groceries, RV Park and café
Schools	None. 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

5.05 acres, Lot 19, Sundowner Subdivision

\$29,900



Large family gathering place, with a campsite for each and a main bonfire spot for supper. Densely wooded, hand-carved trails throughout the property, lighted at night by Tiki Torches and the moon. Easy year-round access, close to Starvation Reservoir. Level spots for camp trailers, tree canopy shade spots.



THUNDER RIDGE REAL ESTATE

Lynnette Larson

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