



Pertinent Facts

Price: \$45,000

PARCEL INFORMATION

Tax Id	Duchesne County 00-0034-2037
Lot #	Moose Ridge Lot 9, 47823 W Moose Ridge Drive
Acres	5.20 Acres
Association Dues	\$150 / yearly
2010 Taxes	\$495 (estimated) Contact Duchesne Assessor: 435-738-1100
Access	Hwy 40 to 45000 W (Mile Mark 62), turn north. Follow paved road to split, stay left. Bandanna Ranch is a gated community.
Oil & Minerals	Excluded

UTILITIES

Power	Moon Lake Electric: 435-722-2448
Culinary Water	Fruitland Special Service District: 435-548-2399 The impact fee was paid by the Developer. Your costs will be the water meter and trenching.
Telephone	Uintah Basin Telephone Association: 435-622-5007
Natural Gas	Natural gas is not available to this area; however, the area is serviced with bottled gas. See Propane.
Propane	LCL Oil: 435-722-5171
Garbage	K&K Sanitation: 435-722-1244

SERVICES

Post Office	Fruitland Post Office: 435-548-2399.
Schools	Duchesne County School District: 435-738-1240
Shopping	Fruitland Utah is a recreational area currently with one convenience store, no gas, diesel or propane. Store, diner are at the All Country Fruitland Store. The primary shopping areas would be Duchesne to the east (26 miles) or Heber City to the west (45 miles). Both towns are accessed via Hwy 40.
Public Transp	None
Medical Facilities	<p>Uintah Basin Medical Center is located in Roosevelt UT approximately 1 hour east from Fruitland. Duchesne City has a medical clinic.</p> <p>Heber City UT offers full service medical care located at 1485 South Hwy 40. For more information call 435-654-2500. Heber City is approximately 45 minutes west of Fruitland.</p>
Fire Protection	The area is serviced by Fruitland Volunteer Fire Services. For emergencies call "911"
Police / Emergency Services	Call "911" for emergencies. Duchesne County Sheriff's Dept: 435-738-0196. Emergency Dispatch call 435-738-2424.

Information provided as convenience to Buyer. Buyer to verify



Land for Sale

Bandanna Ranch, Moose Ridge, Lot 9

5.20 acre



Price \$45,000

*A view of Fruitland Valley on one side
Bandanna Ranch in front of you on the other.*

Thunder Ridge Real Estate

801-661-2437

Lynnette Larson

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