

FACT SHEET

LISTING PRICE **\$35,000**

PROPERTY LEGAL

Tax Ids	Duchesne County Serial # 3745
Acreage	1 acres
 Property Address	 6500 S 46000 W, Fruitland UT 84027
 Access Legal	 Turn North off Hwy at 46000 W. Cabin will be on your right. Portion Sec 14, T3S R9W USM
 Subject to Excluded	 Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity Oil & Gas, Minerals, Hydrocarbons
 Property Taxes 2012	 \$460 estimated
 Homeowner Association	 No.

UTILITIES / AMENITIES

Electric	Available on 46000 W. Cabin has windmill, with batteries and generator backup power.
Propane	Western Petroleum: 435-722-5171
 Water	 Underground Cistern with water storage tank and trailer.
Garbage	Basinwide Dumpsters, 435-738-5508
Septic System	No septic system, Compost Toilet
Cell Phone	Permit required for setpic- Tri-County Health 435-722-6310
Satellite TV	Cell tower in area
Post Office	Dish Network (www.sterlingsatellite.com); Direct TV (www.directtv.com) Satellite internet service is available
Emergency	No general delivery; Post Office in Fruitland
Healthcare	911, Wasatch County 435-654-1411
Permits	Duchesne Clinic; Roosevelt - Uintah Basin Medical Center or Heber City
Groceries	Duchesne County: Bldg Permit, Karl Mott, 435-738-1153
Schools	Septic: TriCounty Health, Cindy Austreng, 435-722-6310
	All Country Store offers groceries, RV Park and café
	Currently Fruitland has no gas station.
	Gas available in Heber or Duchesne.
	None.
	Duchesne County School District: 435-738-1240

LAND DETAILS

Fire Protection	Fruitland has a volunteer fire department
Terrain	Flat, County Road just graded, dirt unmaintained road into property
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines

The *BIGGEST Little* Cabin in Town!

\$35,000



LOADED WITH SURPRISES!

Self-contained
Decorated with Country Style, Turn Key Ready!
One bedroom, One Compost Toilet
Great Kitchen & Together Room
1 acre with three-room cabin
Power generated by Windmill, Battery Backup
Extra Water Tank and Trailer

THUNDER RIDGE REAL ESTATE LC

Eileen Anderson-Warner

435-828-8824

www.StretchYourDream.com



Comes completely furnished and is self-contained. Wind mill power, compost toilet, shower. Ample underground water cistern with additional water tank on trailer ready to go. Country style kitchen with refrigerator and gas stove. Great little covered front porch.



Cozy décor with a home away from home feeling – only cabin style. Year-round access via county road. Woodstove and propane heater for toasty evenings. Riding lawnmower to help your quaint little place keep groomed. Stuff the sleeping bags up in the loft for extra sleeping room. Quite a surprise this one is!!!!



