

329.66'	329.67'	329.66'	329.67'	329.66'	329.67'	329.66'	329.67'	329.66'	329.67'
660.95' S 0°14'47" E 660.95'	660.95' S 0°13'23" E 660.94'	660.93' S 0°12'00" E 660.93'	660.92' S 0°10'35" E 660.92'	660.92' S 0°09'10" E 660.92'	660.91' S 0°07'46" E 660.91'	660.90' S 0°06'22" E 660.90'	660.90' S 0°04'58" E 660.90'	660.89' S 0°03'33" E 660.89'	660.88' S 0°02'09" E 660.88'
LOT 22A	LOT 21A	LOT 20A	LOT 19A	LOT 18A	LOT 17A	LOT 15A	LOT 14A	LOT 13A	LOT 12A
329.39'	329.40'	329.39'	329.40'	329.39'	329.40'	329.39'	329.40'	329.39'	329.40'
660.95' S 0°14'47" E 660.95'	N 88°42'13" W 660.95' S 0°13'23" E 660.94'	660.93' S 0°12'00" E 660.93'	660.92' S 0°10'35" E 660.92'	660.92' S 0°09'10" E 660.92'	660.91' S 0°07'46" E 660.91'	660.90' S 0°06'22" E 660.90'	660.90' S 0°04'58" E 660.90'	660.89' S 0°03'33" E 660.89'	660.88' S 0°02'09" E 660.88'
LOT 22B	LOT 21B	LOT 20B	LOT 19B	LOT 18B	LOT 17B	LOT 15B	LOT 14B	LOT 13B	LOT 12B
329.12'	329.13'	329.12'	329.13'	329.12'	329.13'	329.12'	329.13'	329.12'	329.13'



**FACT SHEET**

<b>LISTING PRICE</b>	<b>\$31,000</b>
<b>PROPERTY LEGAL</b>	
Tax Ids	Duchesne County Parcel #: 00-0027-0870; Serial # RCR-0001-0014A
Acreage	5.00 acres
Property Address	7625 W 42398 S, Fruitland UT 84027
Access	Hwy 40 East to _____ South, turn South, follow road 1 mile -- watch for signs
Legal	Portion Sec 28, T3S R8W 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 2008	\$202 estimated
Homeowner Association	No.
<b>UTILITIES / AMENITIES</b>	
Electric	Available
Propane	Western Petroluem: 435-722-5171
Water	Provided by Fruitland Special Service District: 435-548-2399
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 ( <a href="http://www.sterlingsatellite.com">www.sterlingsatellite.com</a> ); Direct TV ( <a href="http://www.directtv.com">www.directtv.com</a> ) 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
<b>LAND DETAILS</b>	
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 acres, Lot 14A, Red Creek Ranches Plat 1

**\$31,000**



**THUNDER RIDGE REAL ESTATE**

Eileen Anderson-Warner

**435.828.8824**

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