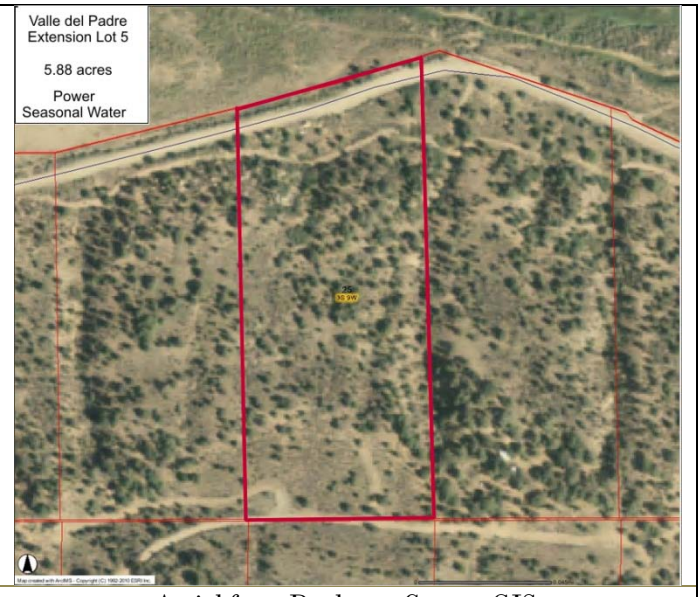


Survey Map recorded July 7, 2000.
Entry # 341675, Book A336, Pages 115-131



Aerial from Duchesne County GIS



FACT SHEET

LISTING PRICE	\$34,900
PROPERTY LEGAL	
Tax Ids	Duchesne County Parcel #: 00-0031-2557; Serial # VDP-E-5
Acreage	5.88 acres
Property Address	Valle Del Padres Extension Lot #5; 45856 W 7500 S Fruitland UT
Access	Hwy 40 East to 60000 South, turn South, follow signs
Legal	Portion Sec 26, T3S R9W 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	\$330.40 estimated
Homeowner Association	Yes - \$130/yearly. CC&Rs available upon request.
UTILITIES / AMENITIES	
Electric	Yes. Moon Lake Electric. Duchesne 435-738-5322. Ask Myra.
Propane	Western Petroleum: 435-722-5171
Water	Provided by Homeowner Association Well, seasonal water
Garbage	K&K Sanitation, 435-722-1244
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, 435-247-1163
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	Gentle slope with flat, level areas.
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines



5.88 acres
FOR SALE
Valle del Padre E-5
 45856 W 7500 S
\$37,000

*Secluded, trees & shade, gentle slope, breeze songs every afternoon
 Two level cabin-building spots, Power available, water on lot.*



THUNDER RIDGE REAL ESTATE

435-828-8824

Eileen Anderson-Warner
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