



Hay Field



2 tractor garage & equipment shed



Pasture
Cattle-Guard at Entrance



From North to South



Lawn & Trees lining
Asphalt driveway



Corrals and Horse Shelter



Secondary Pasture



Mature Trees and full sprinkler



Hay Barn



Home Rear Exterior
With Enclosed Porch



Second Home on Property



Fenced Yard of Second Home

20 Acres with 16 Shares Red Creek Irrigation

PARCEL INFORMATION		
Tax Id		00-0009-1375; 3713-0001
Zoning		Residential; Agricultural (Roll back taxes may apply)
Access		Hwy 40, North at 45000 W, West at 4000 S to Sign
Easements		See Title Report
Homeowner Assn		No
CC&Rs		None
Water Shares		16 shares Red Creek Irrigation (2 wells, no WR#)
Oil, Gas, Minerals		Excluded
2010 Taxes		\$795 (Greenbelt – Buyer to pay rollback taxes if rezoned from GB)
UTILITIES		
Electricity		Moon Lake Electric (435-722-2448)
Culinary Water		Fruitland Special Service District (435-548-2309)
Septic		Two Certified septic systems on property
Landline Phone		Strada Networks (435-622-5007)
Garbage Pickup		K&K Dumpsters (435-722-1244)
SERVICES		
Postal		Fruitland has a contract Post Office (435-548-2399)
Schools		Duchesne County District (435-738-1240)
Shopping		Fruitland UT is a recreational area with two convenience-type stores. All County Store (MM62) has groceries, café and RV parking. Gas N Grub (MM59) has groceries & gas. Primary shopping areas are Duchesne (26 miles East) and Heber City (45 miles West). Both towns are accessed via Hwy 40.
Public Transportation		None. However, there is a Senior Bus that goes from Fruitland to Duchesne once a week.
Medical Facilities		Duchesne City has a clinic. Full care medical is offered at Uintah Basin Medical Center, Roosevelt UT and Heber City UT, 1485 S Hwy 40. 435-654-2500. Both are approximately one hour from Fruitland UT.
Fire Protection		Call 911. Fruitland has a volunteer Fire Department
Police / Emergency		Call 911. Duchesne County Sheriff 435-738-0196. Dispatch 435-738-2424.

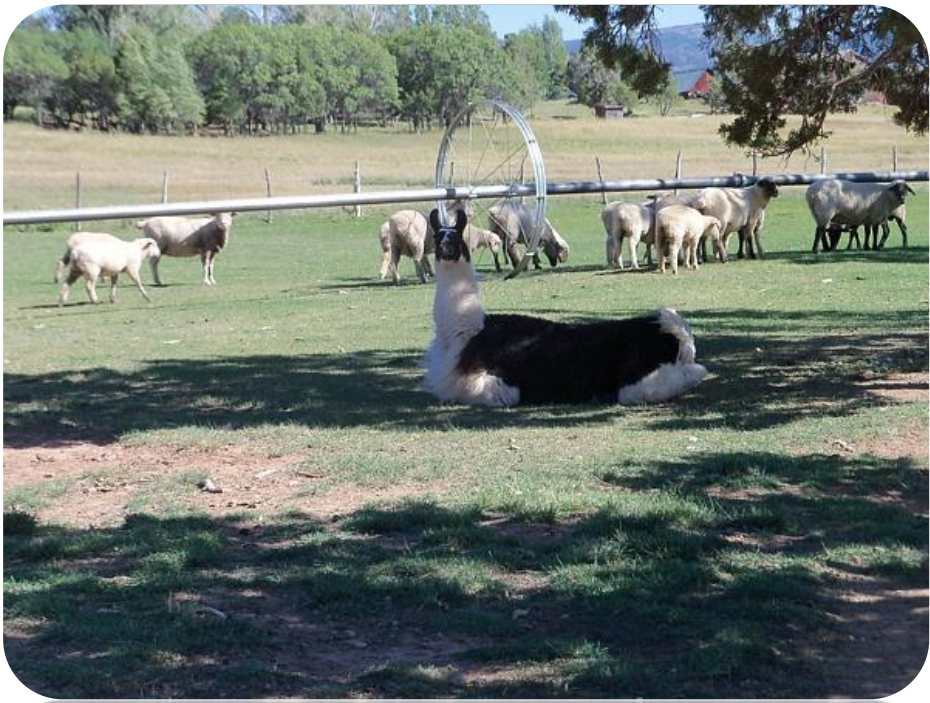


GRANDPA'S FARM FOR SALE

\$347,000

45516 W 4000 S Fruitland UT

1814 sq ft Home built in 1980
 3 Bed, 2.5 Bath, Unfinished Basement, Detached Garage, Enclosed Porch
 Fully Fenced, Landscaped, Mature trees, Sprinkler System
 20 Acres with 16 Shares Red Creek Pressurized Irrigation
 Hay Barn, 2-Tractor Garage with extra height doors
 Equipment Shed, Corral, Horse Shelter



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