

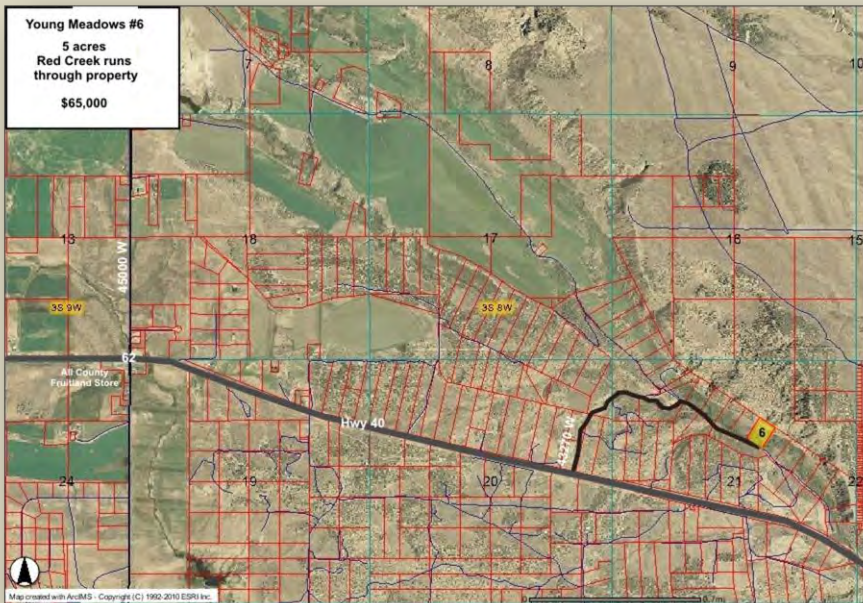
## FACT SHEET

<b>LISTING PRICE</b>	<b>\$57,900</b>
<b>PROPERTY LEGAL</b>	
Tax Ids	Duchesne County Serial # YME2-6
Acreage	5 acres
Property Address	42416 W Young Meadow Drive, Fruitland UT 84027
Access	Hwy 40 East to 43270 West, turn North. Follow this County Road, staying right at each intersection to real estate sign.
Legal	Portion Sec 21, T3S R8W USM; Young Meadow Estates, Plat 2, Lot 6
Subject to	Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity
Excluded	Oil & Gas, Minerals, Hydrocarbons
2010	\$400 estimated
Homeowner Association	No.
<b>UTILITIES / AMENITIES</b>	
Electric	Available. See Map location
Propane	Western Petroluem: 435-722-5171
Water	Provided from Water well (Buyer to drill). Utah Division of Water Rights
Garbage	Basinwide Dumpster 435-733-0160
Septic System	Perc required before building permit. Septic fields allowed.
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, 435-247-1163
Groceries	All Country Store offers groceries, RV Park and café Milemark 62. No gas or diesel offered.
Schools	None.
	Duchesne County School District: 435-738-1240
<b>LAND DETAILS</b>	
Fire Protection	Fruitland has a volunteer fire department
Terrain	Flat, gradual slope. County Road
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines

### Power Location



**Land for Sale**  
**Young Meadows, Lot #6**  
*5.00 acres*  
**\$57,900**



**Thunder Ridge Real Estate**  
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