



Home



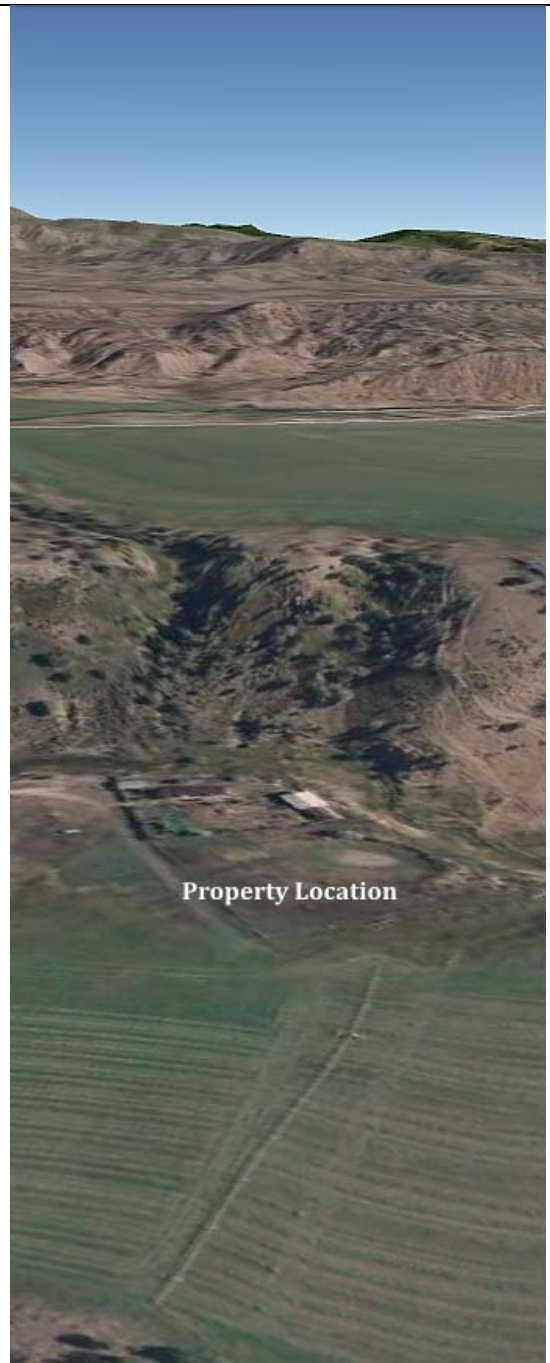
Guest Cottage & Garage



Work Shop



Shop Interior



Property Location

Home, Guest Cabin, Shop & Garage on 4.39 acres

| PARCEL INFORMATION | |
|-----------------------|--|
| Tax Id | 00-0008-8991 |
| Zoning | Residential; Agricultural, |
| Access | Hwy 40, North at 45000 W, East at Sign |
| Easements | See Title Report |
| Homeowner Assn | No |
| CC&Rs | None |
| Water Rights | #43-2529 (springs) #43-9797 (underground water well) |
| Oil, Gas, Minerals | Excluded |
| 2010 Taxes | \$2,102) Currently taxed as secondary residence |
| UTILITIES | |
| Electricity | Moon Lake Electric (435-722-2448) |
| Culinary Water | Under ground water well |
| Septic | TriCounty Health |
| Landline Phone | None |
| | |
| 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. |

CURRENT BERRY BOTTOM

**A tantalizing family preserve
\$219,000**

Home, 3000 sq ft built in 1982

4 Bed, 2.5 Bath, Split Entry

Partially Fenced, Pines and Current Bushes, Irrigation filled Pond

Work Shop, 432 sq ft, with Electric & Wood Stove

Guest Cabin, 1500 sq ft, 1 bed, 1 bath, full unfinished basement

Garage, 558 sq ft, with storage

4.39 Acres with Water Well and Springs

Partially remodeled, New Metal Roof and Vinyl Siding



THUNDER RIDGE REAL ESTATE

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