



Pertinent Facts

PARCEL INFORMATION	
Tax Id	00-0032-7860, BRS-S-0110
Zoning	Residential
Access	Gravel. County Rd to Bandanna. Private roads on Bandanna
Easements on/for Property	See Title Reports and/or see Survey Map
Homeowners Association	Yes. <a href="http://www.BandannaRanch.com">www.BandannaRanch.com</a>
CC&Rs	\$150 / yearly
Water Rights / Shares	Not applicable, none
Oil, Gas, Hydrocarbon Rights	Excluded
2009 Taxes / Rollback?	\$411
UTILITIES	
Propane	LCL Oil: 435.722.5171 (Natural gas not available in this area)
Electricity	Moon Lake Electric: 435.722.2448
Culinary Water	Fruitland Special Service District: 435.548.2399
Wastewater / Septic	Septic systems are used. Request a list of qualified contractors
Telephone: Land or Cell	Strata Networks: 435.622.5007
Garbage Pickup	K&K Sanitation: 435.722.1244
Large Dumpsters	Basin Dumpsters:
SERVICES	
Postal	Fruitland has a contract Post Office & East of MM62 some contract routes. 435.548.2399
Schools	Duchesne County District: 435.738.1240
Shopping	Fruitland UT is a recreational area with two convenience-type stores. All Country Store (MM62) has groceries, café and RV parking. Gas N Grub (MM59) has groceries, gas & propane. The 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. Uintah Basin Medical Center offer full medical care and is located in Roosevelt UT approximate 1 hour east from Fruitland. Heber City UT offer full service medical care located at 1485 South Hwy 40: 435.654.2500.
Fire Protection / Hydrants	Call 911. Volunteer Fire Dept.
Police / Emergency	Call 911. Duchesne County Sheriff 435.738.0196; Dispatch 435.738.2424

# LAND FOR SALE

6.48 acres, Lot 110S, Bandanna Ranch, Stagecoach #5 Phase

## \$35,000



Valley View from Property

The sunrise sneaks a peak from the east, the sunset highlights to the west, the north stretches out beyond and the south exposes the hidden valley below.

And in the middle – mark an “X” for you.



### THUNDER RIDGE REAL ESTATE

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