



## *Pertinent Facts*

**Seller Financing Available: 15% Down, 8% Interest, 15-year Amortization**

### PARCEL INFORMATION

Tax Id	4488; 4488-8-1
Legal	T4S R8W, Sec 3
Acres	640
Association Dues	No CC&Rs, No Association Due
2010 Taxes	\$153
Access	Hwy 40 & South Red Creek Rd
Oil & Minerals	Excluded

### UTILITIES

Power	Moon Lake Electric: 435-722-2448
Culinary Water	Well Permit: UT Division of Water Rights 435-781-5327
Telephone	No landline phone.
Natural Gas	Natural gas is not available to this area; however, the area is serviced with bottled gas. See Propane.
Propane	Western Petroleum: 800-828-9084, 360 S 200 E, Roosevelt UT
Garbage	K&K Sanitation: 435-722-1244

### SERVICES

Post Office	Fruitland Post Office: 435-548-2399 or Duchesne Post Office
Schools	Duchesne County School District: 435-738-1240
Shopping	Fruitland Utah is a recreational area currently with two convenience-type store with gasoline & diesel. Store & diner are at the All Country Fruitland Store (Milemark 62). Gas & Grub may have fuel (Milemark 59). The primary shopping areas would be Duchesne to the east (26 miles) or Heber City to the west (45 miles). Both towns are accessed via Hwy 40.
Public Transportation	None
Medical Facilities	<p>Uintah Basin Medical Center is located in Roosevelt UT approximately 1 hour east from Fruitland. Duchesne City has a medical clinic.</p> <p>Heber City UT offers full service medical care located at 1485 South Hwy 40. For more information call 435-654-2500. Heber City is approximately 45 minutes west of Fruitland.</p>
Fire Protection	The area is serviced by Fruitland Volunteer Fire Services. For emergencies call "911"
Police / Emergency Services	Call "911" for emergencies. Duchesne County Sheriff's Dept: 435-738-0196. Emergency Dispatch call 435-738-2424.

Information provided as convenience to Buyer. Buyer to verify



# *Land for Sale*

## *640 acres*

## *\$245,510*



## **THUNDER RIDGE REAL ESTATE**

Eileen Anderson-Warner

# 801-828-8824

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