

Property is located towards the top of Current Mountain!

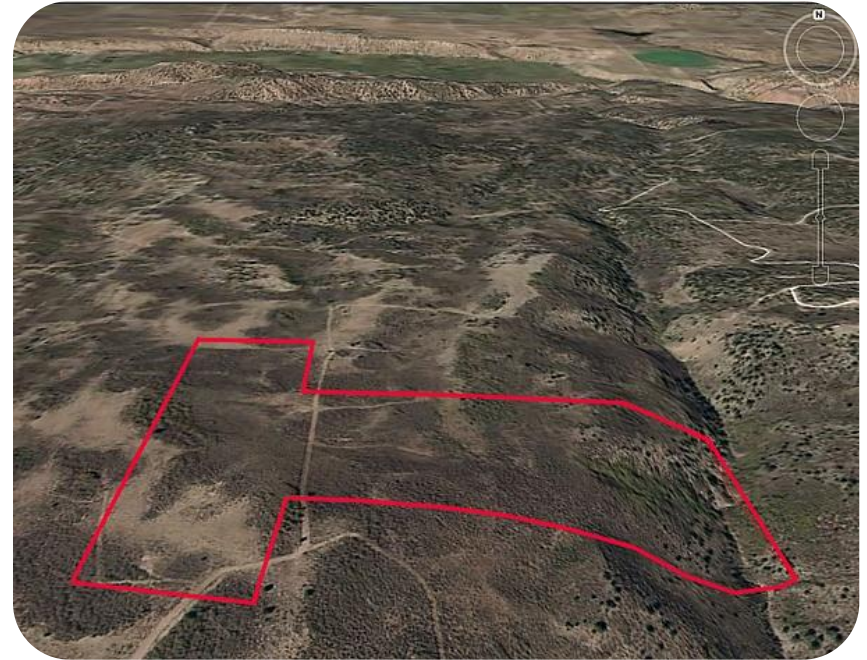


FACT SHEET

LISTING PRICE	\$45,000
PROPERTY LEGAL	
Tax Ids	Duchesne County Parcel #: 00-0028-7528, 00-0028-7569, 00-0028-7577
Acreage	30.00 acres
Property Address	No street address is available.
Access	Hwy 40, Turn South at MileMark 60, (47000 W) Follow Signs
Legal	Portion Sec 1, T4S R9W USM
Subject to	Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity
Excluded	Oil & Gas, Minerals, Hydrocarbons
Property Taxes 2010	\$771 estimated
Homeowner Association	No
UTILITIES / AMENITIES	
Electric	Unknown
Propane	Western Petroleum: 435-722-5171
Water	None – Well Permits are available in Duchesne County UT
Garbage	None
Septic System	Permit required for Septic System - Tri-County Health 435-722-6310
Cell Phone	Cell tower in area
Satellite TV	Dish Network (www.sterlingsatellite.com); Direct TV (www.directtv.com) 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, 435-722-6310
Groceries	All Country Store offers groceries, RV Park and café
Schools	None. Duchesne County School District: 435-738-1240
LAND DETAILS	
Fire Protection	Fruitland has a volunteer fire department
Terrain	Gradual Slope w/East side slanting into canyon
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines

Mountain View Estates, Lots 250, 273, 274

30 Acres for \$45,000



THUNDER RIDGE REAL ESTATE

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