

<b>Subdivision</b>	Mountain View Estates Lot 196
Location	T3S R9W USM Portion Section 36
Size	10-acres
Improvements	- Roads: Easy Access - No Utilities - Natural Gas: No natural gas lines exist in Fruitland; see Propane
Homeowner Association	None
<b>Utilities</b>	
Electric Service	<b>Moon Lake Electric</b> charges a \$225 (+/-) deposit. Buyer to verify. The landowner (buyer) is responsible for extending all utilities into their lots. For current estimates please call: Moon Lake Electric at 435-722-2448;
Culinary Water	Wells are still doable in Duchesne County. Call Utah Division of Water Rights for permit to drill. 435-247-1514.
Sewage	<b>Tri-County Health</b> 435-781-5473. Application & permit for Septic Systems
Telephone	<b>Uintah Basin Telephone Association</b> 435-622-5007
Propane	<b>A-1 Propane</b> 435-353-4654; <b>Western Oil</b> 435-722-5171
Garbage	<b>K&amp;K Sanitation</b> 435-722-1244
Irrigation	<b>None</b>
<b>Taxes</b>	\$134
<b>Zoning</b>	Recreational
<b>Mineral Rights</b>	Rights excluded from sale of parcels
<b>Road Status &amp; Maintenance</b>	Dirt roads are subject to weather.
<b>Land Use Requirements</b>	Building and Septic Permits are required. Building permits are issued through Duchesne County, Karl Mott; Septic Permits are issued through Tri-County Health. Restrictions are also based on Deerfield CC&Rs.
Bldg Permits	Karl Mott 435-738-1153
Duchesne Cty	<a href="http://www.duchesnegov.net/buildingofficial/buildingpermitmain.html">http://www.duchesnegov.net/buildingofficial/buildingpermitmain.html</a>
Tri Cty Health	435-722-6300; <a href="http://www.tricountyhealth.com">www.tricountyhealth.com</a>
<b>Services</b>	
Schools	Schools servicing the area are in Duchesne (city) and Tabiona. Contact Duchesne County School District 435-738-1240
Shopping	Fruitland Utah is a recreational area with one "gas station, convenience and cafe": <i>The Big G</i> . The primary shopping areas are Duchesne to the east (26 miles) or Heber City to the west (45 miles). Both towns accessed by US 40.
Medical Facilities	Heber City: 1485 South Hwy 40. For more information call 435-654-2500; <a href="http://www.ihc.com/xp/ihc/hebervalley/">http://www.ihc.com/xp/ihc/hebervalley/</a> Roosevelt: 250 W 300 N, Roosevelt UT 84066; for more information call: 435-722-4691; <a href="http://ubmc.org/home_flash.php">http://ubmc.org/home_flash.php</a> Duchesne: Duchesne Valley Medical Clinic, 435-738-2426
Fire Protection	The area is serviced by Fruitland Volunteer Fire services. Call "911
Emergency Service	Fruitland: EMTs are in the area. Call 911 for emergencies.

# Land for Sale

## Mountain View Estates #196

**\$25,000**



This 10-acre parcel is a winner! View, easy access, flat-ish, wooded. Bring the 5<sup>th</sup> wheel, tents and BB-Q. Beautiful setting with access to outdoor fun by the miles.

**SPIRIT REAL ESTATE LC**  
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**435.828.8824**

