

<b>Development</b>	Edward & Abigail Roberts; Fruitland UT 84027
Location	T3S R9W USM Portions Section 14
Size	40-acre Community; 7 parcels for sale.
Improvements	- Roads: Access is year-round. - Culinary water, power, phone.. - Sewer: Perc tests are completed. - Natural Gas: No natural gas lines exist in Fruitland; see Propane
Homeowner Association	None for land, except there will be fees for irrigation water. There is a minimum of 1500 sq ft requirement.
<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	Impact fee paid by Developer. For more information regarding outdoor uses (watering lawns, irrigation, stock water), please refer to Fruitland Special Service District Bylaws. To make application for your water connection & meter contact FSSD at 435-548-2399.
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>Pressurized irrigation connections to each parcel</b>
<b>Taxes</b>	\$443 / per parcel
<b>Zoning</b>	A/R-1 Agricultural / Residential
<b>Mineral Rights</b>	Rights excluded from sale of parcels
<b>Road Status &amp; Maintenance</b>	Roads to be dedicated to Duchesne County. Maintenance and Snow Removal is responsibility of County
<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.

# *Deerfield*

## *Improved Lots For Sale*

### *Irrigation water*

**\$49,900 - Seller Financing Available**



Contract carried with 20% Down,  
7.9% interest rate and 10 year duration.  
**\$9,980 Down with monthly payments of \$483**

*Seller will consider ALL offers*

CC&Rs encourage a few common sense rules  
and sports the idea that big rig parking is okay.

**SPIRIT REAL ESTATE LC**  
**[www.StretchYourDream.com](http://www.StretchYourDream.com)**  
**435.828.8824**

# DEER FIELD SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 14,  
T.3S., R.9W., U.S.B. & M. DUCHESNE COUNTY, UTAH.

