



PERTINENT FACTS

PARCEL INFORMATION

Tax Id	BRS-0269; 00-0012-0927
Zoning	Residential
Access	Gravel. County Rd to Bandanna. Private roads on Bandanna
Easements	See Title Reports and/or see Survey Map
Homeowners Association	Yes. www.BandannaRanch.com
CC&Rs	\$185 / yearly CC&Rs are common sense
Water Rights	Not applicable, none
Oil, Gas, Hydrocarbon Rights	Excluded
2014 Taxes	\$295; No rollback taxes

UTILITIES

Propane	First Response Propane: 435.822.2255, Dale Winterton (Natural gas not available in this area)
Electricity	Moon Lake Electric: 435.722.5400
Culinary Water	Fruitland Special Service District: 435.548.2399
Building Permit	Duchesne County, Karl Mott, Building Dept. 435.738.1153
Wastewater / Septic	Septic systems are used. Request a list of qualified contractors
Telephone: Land or Cell	Strata Networks: 435.622.5007
Garbage Pickup	Basin Wide Dumpsters: 435.738-3867

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 one convenience-type store. Big G (MM62) has groceries, café and 24/7 fuel & diesel. 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 one 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

46711 W Bandanna Dr, Lot 269

Bandanna Ranch, Chuckwagon Phase II

5 acres

\$32,000



Thunder Ridge Real Estate

Eileen Anderson-Warner

435-828-8824

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