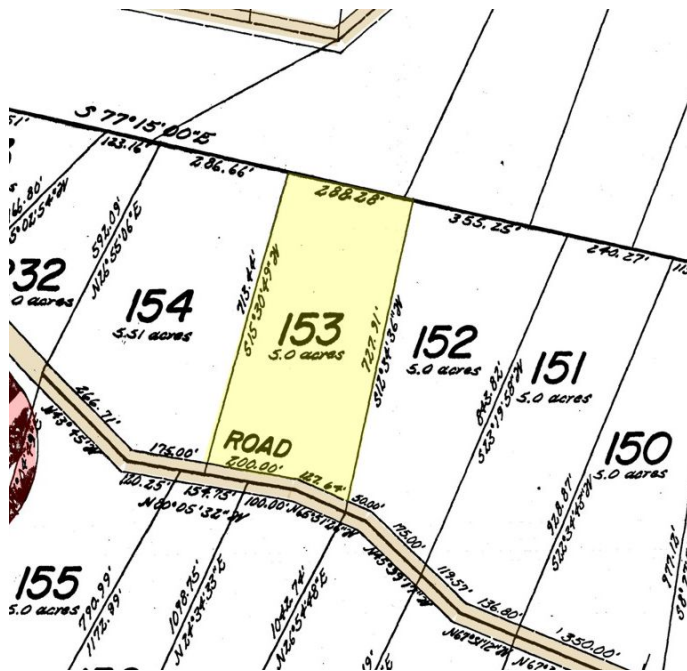


Here is the lay-of-the-land.
Five Acres with access to utilities



Bandanna Ranch

Lot 153 - 5 acres

\$29,000



45840 W Little Elk Road, Bandanna Ranch, Fruitland UT

Nice and Roomy!

45840 W Airport Road

Thunder Ridge Real Estate

Eileen Anderson-Warner

435-828-8824

www.StretchYourDream.com

PARCEL INFORMATION

Tax Id	BRS-0153;
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 Call 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 is Highway Contract Route Contact Duchesne Post Master
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