



FACT SHEET

LISTING PRICE	\$39,000
PROPERTY LEGAL	
Tax Ids	0SL-0050-0-032-310
Acreage	1.44
Property Address	8791 E Soldier Drive, Strawberry, Wasatch County, UT
Access	Hwy 40 East to Mile Mark 49.5, turn South. Strrawberry Lake Estates is the first Red Gate. This is a lock gate community.
Subject to	Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity
Excluded	Oil & Gas, Minerals, Hydrocarbons
2016	\$432 estimated
Homeowner Ass'n	Yes -- \$350 / Year.
UTILITIES / AMENITIES	
Electric	Moon Lake Electric: 435-738=5322
Propane	First Call Propane: 435-822-22551
Water	Year-Round culinary water – in road – comes from the Association's well.
Garbage	Provided through HOA, part of association dues
Septic System	Permit required for Septic System -- Wasatch County List of contractors available upon request
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	None
Emergency	911, Wasatch County 435-654-1411
Healthcare	Heber City UT 84032
Permits	Wasatch County
Groceries	Big G at Hwy 40 at Mile Mark 62. Fuel, Propane, Café, Convenience Store
Schools	None
LAND DETAILS	
Fire Protection	Wasatch County
Terrain	Flat, gradual slope
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines

LAND FOR SALE

Strawberry Lake Estates

Lot 39, 1.15 acres

\$39,000



SPIRIT REAL ESTATE

Eileen Anderson

435-828-8824

www.StretchYourDream.com

