

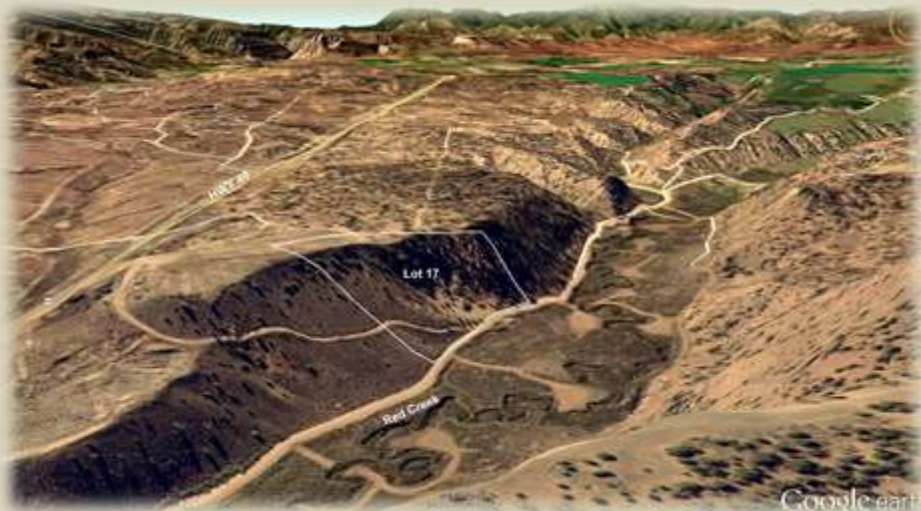
## FACT SHEET

|                              |   |
|------------------------------|---|
| <b>LIST PRICE</b>            | <b>\$37,000</b>   |
| <b>PROPERTY LEGAL</b>        |   |
| Tax Ids                      | Duchesne County Serial # YME2-17  |
| Acreage                      | 7.79 acres  |
| Property Address             | 42331 W Young Meadow Drive, Fruitland UT 84027  |
| Access                       | Hwy 40 East to 43270 West, turn North. Follow this County Road, staying right at each intersection to real estate sign .3.1 Miles East of Fruitland store   |
| Legal                        | Portion Sec 21, T3S R8W USM; Young Meadow Estates, Plat 2, Lot 17   |
| Subject to                   | Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity  |
| Excluded                     | Oil & Gas, Minerals, Hydrocarbons   |
| 2015                         | \$762 estimated   |
| HOA, CC&Rs                   | No.   |
| <b>UTILITIES / AMENITIES</b> |   |
| Electric                     | Available. See Map location   |
| Propane                      | First Call Dale Winterton: 435-822-2255   |
| Water                        | Provided from Water well (Buyer to drill). Utah Division of Water Rights  |
| Garbage                      | Basinwide Dumpster 435-733-0160   |
| Septic System                | Perc required before building permit. Septic fields allowed.  |
| Cell Phone                   | Cell tower in area  |
| Satellite TV                 | Dish Network ( <a href="http://www.sterlingsatellite.com">www.sterlingsatellite.com</a> ); Direct TV ( <a href="http://www.directtv.com">www.directtv.com</a> ) Satellite internet service is available |
| Post Office                  | No general delivery; Highway Contract Route   |
| Emergency                    | 911   |
| Healthcare                   | Duchesne Clinic, Roosevelt, Uintah Basin Medical Center or Heber City   |
| Permits                      | Duchesne County: Bldg Permit, Karl Mott, 435-738-1153<br>Septic: TriCounty Health, Cindy Austreng, 435-247-1163   |
| Groceries                    | Big G offers groceries, café, fuel & propane. Milemark 62   |
| Schools                      | Duchesne County School District: 435-738-1240.  |
| <b>LAND DETAILS</b>          |   |
| Fire Protection              | Fruitland has a volunteer fire department   |
| Terrain                      | Side Slope w/cove, three levels   |
| Oil & Minerals               | Withheld, not transferred with property.  |
| Animal Rights                | Household pets. Horses, cows, etc to County Guidelines  |

### Power Location







**Land for Sale**  
**Young Meadows, Lot #17**  
*7.79 acres*  
**\$37,000**



**Property consists of three levels**

Camper and outdoor furniture included

Rock work in progress

Volley ball net, fire pits

**Spirit Real Estate LC**

**435-828-8824**

Eileen Anderson

**[www.StretchYourDream.com](http://www.StretchYourDream.com)**