



PARCEL INFORMATION	
Tax Id	Serial: CMT-0006-0012 ; Parcel: 00-0013-7541
Zoning	Residential; Agricultural,
Access	Hwy 40, South at 44210 W to Peterson Lane
Easements	See Title Report
CC&Rs	Land Restrictions
Water Rights	None. Culinary Water in Street
Oil, Gas, Minerals	Excluded
2016 Taxes	\$250 estimated
UTILITIES	
Electricity	Moon Lake Electric (435-722-2448)
Culinary Water	Yes, in street. Fruitland Special Service, 435-548-2399
Septic	TriCounty Health for Permit
Landline Phone	In County Road
SERVICES	
Postal	Fruitland is a Hwy Contract Route.
Schools	Duchesne County District (435-738-1240)
Shopping	Fruitland UT is a recreational area with one convenience- store. Big G (MM62) has fuel, diesel, ETF, groceries and café. 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. Full care medical is offered at Uintah Basin Medical Center, Roosevelt UT and Heber City UT, 1485 S Hwy 40. 435-654-2500. Both are approximately one hour from Fruitland UT.
Fire Protection	Call 911. Fruitland has a volunteer Fire Department
Police / Emergency	Call 911. Duchesne County Sheriff 435-738-0196. Dispatch 435-738-2424.



Cedar Mountain 6, Lot 12

\$39,000

9.18 Acres



Absolutely a fabulous year-round parcel. Make sure to walk down to the NW corner! Looking back to the SE, you can see how much privacy you'll have from the paved County Road. Power and water are in the road, septic will be used. **Price has been reduced!**

SPIRIT REAL ESTATE LC

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