



FACT SHEET

LISTING PRICE	\$125,000 Soldier Creek Estates Lot 43A
PROPERTY LEGAL	
Tax Ids	00-0001-9658
Acreage	1.25
Property Address	8720 E Soldier Creek Way . Strawberry Reservoir 84032
Access	Hwy 40 East to Mile Mark 49.5, turn South to Soldier Creek Estates. This is a locked 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	\$446.60 estimated
Homeowner Ass'n	Yes -- \$300 yearly
UTILITIES / AMENITIES	
Electric	Available, Moon Lake Electric: 435-738-5322
Propane	First Call Propane: 435-435-822-2255
Water	Water lines deep enough for Year-round water .
Garbage	Unknown
Septic System	Permit required for Septic System -- Wasatch County
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 on Hwy 40 Mile Mark 62. Fuel, propane, groceries, and café.
Schools	None
LAND DETAILS	
Fire Protection	Wasatch County
Terrain	Flat, gradual slope
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets only.

LAND FOR SALE SOLDIER CREEK ESTATES

Beautiful view of the Reservoir

1.25 Acre

\$125,000



Spirit Real Estate LC

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www.StretchYourDream.com

