

PARCEL INFORMATION	
Tax Id	Serial: BRS-0367 and/or BRS-0368
Zoning	Residential; Agricultural,
Access	Bandanna Ranch, North at Mile Post 62
Easements	See Title Report
CC&Rs	Yes. Go to www.BandannaRanch.com
Water Rights	None. Culinary Water in Street
Oil, Gas, Minerals	Excluded
2016 Taxes	\$415 estimated (each lot)
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.



Land for Sale – Bandanna Ranch

Lots 367 & 368
\$25,000 Each



Overlooking Bandanna Ranch and on to Tabby Mountain. Two level lot, with lower level providing privacy and tremendous view. Perfect jump-off spot for all outdoor recreation opportunities: Starvation, Strawberry, Red Creek and Current Creek Reservoir s. Hunts have already started. Check DWR - Wasatch Mtns - Avintaquin for area hunting map.
 Buy one or both!

SPIRIT REAL ESTATE LC

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