



FACT SHEET

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| LISTING PRICE | \$47,000 |
| PROPERTY LEGAL | |
| Tax Ids | 0SL-0046-0-032-310 |
| Acreage | 1.44 |
| Property Address | 8890 E Soldier Drive, Strawberry, Wasatch County, UT |
| Access | Hwy 40 East to Mile Mark 49.5, turn South. Strawberry 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 46, 1.44 acres

\$47,000



SPIRIT REAL ESTATE

Eileen Anderson

435-828-8824

www.StretchYourDream.com

