## Pertinent Facts

### PARCEL INFORMATION
- **Tax Id**: BRS-0104-S
- **Zoning**: Residential
- **Access**: Gravel. County Rd to Bandanna. Private roads on Bandanna
- **Easements on/for Property**: See Title Reports and/or see Survey Map
- **Homeowners Association**: Yes. [Www.BandannaRanch.com](http://Www.BandannaRanch.com)
- **CC&Rs**: $185 / yearly
- **Water Rights / Shares**: Not applicable, none
- **Mineral Rights**: Excluded
- **Property Taxes**: $293 - Estimated

### UTILITIES
- **Propane**: First Call Propane: 435.822-2255 (Natural gas not available)
- **Electricity**: Moon Lake Electric: 435.722.2448
- **Culinary Water**: Fruitland Special Service District: 435.548.2399
- **Building Permit**: Duchesne County, Karl Mott, Building Dept. 435-738-1153
- **Wastewater / Septic**: Septic systems are used. Request a list of qualified contractors
- **Telephone: Land or Cell**: Strata Networks: 435.622.5007
- **Garbage Pickup**: K&K Sanitation: 435.722.1244
- **Large Dumpsters**: Basinwide Dumpsters:

### SERVICES
- **Postal**: Fruitland is a Highway Contract Route with local mail boxes.
- **Schools**: Duchesne County District: 435.738.1240
- **Shopping**: Fruitland UT is a recreational area with one gas station – The Big G. It offers groceries, café and fuel, diesel and propane. The 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. Uintah Basin Medical Center offer full medical care and is located in Roosevelt UT approximate 1 hour east from Fruitland. Heber City UT offer full service medical care located at 1485 South Hwy 40: 435.654.2500.
- **Fire Protection / Hydrants**: Call 911. Volunteer Fire Dept.
- **Police / Emergency**: Call 911. Duchesne County Sheriff 435.738.0196; Dispatch 435.738.2424

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**LAND FOR SALE**

Bandanna Ranch
Lots 104-S, 105-S 106-S
$27,000 each


Eileen Anderson
435-828-8824