





**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. <a href="http://www.BandannaRanch.com">www.BandannaRanch.com</a>
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

# LAND FOR SALE

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



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