



FACT SHEET

LISTING PRICE	\$29,000
PROPERTY LEGAL	
Tax Ids	Duchesne Serial # 3692-11
Acreage	20 acres
Property Address	43208 W 7500 S Fruitland UT
Access	Hwy 40 East to County Road 217, South, follow signs
Legal	Portion Sec 29, T3S R8W USM
Subject to	Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity
Excluded	Oil & Gas, Minerals, Hydrocarbons
Property Taxes 2016	\$272 estimated
Homeowner Association	None.
UTILITIES / AMENITIES	
Electric	Yes. Moon Lake Electric. Duchesne 435-738-5322.
Propane	Western Petroleum: 435-722-5171
Water	Well Permits available. Utah Division of Water Rights
Garbage	K&K Sanitation, 435-722-1244
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	No general delivery; Post Office in Fruitland
Emergency	911, Wasatch County 435-654-1411
Healthcare	Duchesne Clinic, Roosevelt, Uintah Basin Medical Center or Heber City
Permits	Duchesne County: Bldg Permit, Karl Mott, 435-738-1153 Septic: TriCounty Health, Cindy Austreng, 435-247-1163
Groceries	Fruitland has 1 gas station: <i>Big G</i> - offers groceries, café, fuel, diesel, propane & ETF
Schools	Duchesne County School District: 435-738-1240
LAND DETAILS	
Fire Protection	Fruitland has a volunteer fire department
Terrain	Gentle slope with flat, level areas.
Oil & Minerals	Withheld, not transferred with property.
Animal Rights	Household pets. Horses, cows, etc. according to County Guidelines



20 acres
LAND FOR SALE
\$29,000



43208 W 7500 S

*Secluded, trees & shade, gentle slope, breeze songs every afternoon
Nicely located!*

Spirit Real Estate

435-828-8824

Eileen Anderson

www.StretchYourDream.com