

MLS #: L10000715A List Price: \$161,000

0 Road 1 North Deaver, WY 82421



APX # ACRES: 220
APX # IRRIGATED ACRES: 66
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

UNIT # OR LOT #: 0
AREA: N Big Horn Out of Town
SUBDIVISION: None
COUNTY: Big Horn
SCHOOL DISTRICT: Big Horn County District #1

NATURAL GAS COMPANY: Frannie-Deaver
SEWER: None **PRIMARY WATER TYPE:** None
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Big Horn Rural Electric
IRRIGATION FEES \$: 1250

HOA \$: 0**DESCRIPTION OF STRUCTURES:** N/A**INCLUSIONS:** None**EXCLUSIONS:** None

IRRIG CO: Deaver/Frannie Irrigation
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 1250**IRGCOYR:** 2006

TAX YEAR: 2006 **TOTAL TAX \$:** 1549.57 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** Yes
MOBILES ALLOWED: Yes **MODULARS ALLOWED:** Yes **DETAILED ZONING:** Big Horn County - Not Zoned

SELLER FIN: No
DISCLOSURES: No

LEGAL DESCRIPTION: Lengthy call listing office.

PROPERTY FEATURES: Dirt Ditches, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, Recreational, Rolling Terrain
TYPE LEASED LAND: None
PROPERTY ACCESS: County Gravel

COMMENTS: Hide away. Goat, cow and horse ranch, irrigated ground, NWRW Tap nearby, utilities nearby. Nice place to raise a family. Additional property to the west may be purchased also.

DIRECTIONS TO PROPERTY: Powell to Deaver, turn north on Road 1 North, go to top of hill 1/4 mile east then north. Property on the right hand side of road. Additional land can be purchased.

SUBJECT TO 1031: Yes**OFFICE NAME:** Running Horse Realty (#:43)