

**MLS #: L10001214A List Price: \$159,900**

30 Lane 6 Deaver, WY 82421



**APX # ACRES:** 65  
**APX # IRRIGATED ACRES:** 56  
**APX LOT SQFT:** 0  
**RIVER/STREAM FRONT:** No  
**TOPOGRAPHY:** Flat

**AREA:** N Big Horn Out of Town  
**SUBDIVISION:** None  
**COUNTY:** Big Horn  
**SCHOOL DISTRICT:** Big Horn County District #1  
**APX MILES FROM TOWN:** 1

**NATURAL GAS COMPANY:** None**ELECTRIC COMPANY:** None**SEWER:** None **PRIMARY WATER TYPE:** None**IRRIGATION FEES \$:** 1050**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**HOA \$:** 0**INCLUSIONS:** Shop/Garage, new fences**EXCLUSIONS:** none**IRRIG CO:** Deaver Irrigation**IRGCO\$:** 1050**IRGCOYR:** 2007**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Clay Loam**COUNTY TAX ID:** 57-97-030-00140**TAX YEAR:** 2007**TOTAL TAX \$:** 1496**TAXED W/OTHER LAND:** No**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:** PART OF FARM INIT P SEC 30 57 97 BIG HORN COUNTY 65+- ACRES**PROPERTY FEATURES:** Horse Property, Hunting, Irrigated, Mountain View, Production Ground, Recreational, RV Parking, Shop**TYPE LEASED LAND:** None**PROPERTY ACCESS:** County Gravel**COMMENTS:** This is good ground with the field slopping to the south. Row crops or forage crops will do well on this ground. The property is located North and East of Powell close to Deaver. Additional acreage to the west may be purchased also.**DIRECTIONS TO PROPERTY:** Powell to a mile before Deaver turn**SUBJECT TO 1031:** Yes**OFFICE NAME:** Running Horse Realty (#:43)