

MLS #: L10002504A List Price: \$249,900

850 Hwy 14A Lovell, WY 82431



APX # ACRES: 120  
 APX # IRRIGATED ACRES: 45  
 APX LOT SQFT: 0  
 RIVER/STREAM FRONT: Yes  
 TOPOGRAPHY: Rolling

AREA: N Big Horn Out of Town  
 NEIGHBORHOOD: Powell Highway  
 SUBDIVISION: None  
 COUNTY: Big Horn  
 SCHOOL DISTRICT: Big Horn County District #2  
 APX MILES FROM TOWN: 2

NATURAL GAS COMPANY: None  
 SEWER: Septic  
 DRAINAGE FEE YEAR: 0  
 SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Rocky Mountain Power  
 PRIMARY WATER TYPE: Well

IRRIGATION FEES \$: 18

HOA: No

HOA \$: 0

INCLUSIONS: None

EXCLUSIONS: All machinery, equipment, vehicles, mobile homes that are currently on the property

IRRIG CO: Sidon  
 IRGCOYR2: 0  
 IRGCOYR3: 0  
 IRGCOYR4: 0

IRGCO\$: 18

IRGCOYR: 2008

SOIL TYPE: Clay Loam

COUNTY TAX ID: 569601900008  
 PROPERTY RIGHTS: Fee Simple  
 MOBILES ALLOWED: Yes

TAX YEAR: 2008  
 MODULARS ALLOWED: Yes

TOTAL TAX \$: 976  
 ADJ TO PUBLIC LAND: No

TAXED W/OTHER LAND: Yes  
 PARCELABLE: Yes

DETAILED ZONING: Lovell Residential

SELLER FIN: No  
 DISCLOSURES: No

**LEGAL DESCRIPTION:** TOWNSHIP 56 NORTH, RANGE 96 WEST, 6TH P.M. SECTION 19: LOT FOUR ORIGINAL SURVEY (BEING PART OF RESURVEY LOT 111). SECTION 30: LOT ONE ORIGINAL SURVEY (BEING PART OF RESURVEY LOT 112) PARCEL NO. 2: TOWNSHIP 56 NORTH, RANGE 96 WEST, 6TH P.M. SECTION 19: (DESCRIBED UNDER THE RESURVEY AS A PORTION OF LOT 111) TOWNSHIP 56 NORTH, RANGE 96 WEST OF THE 6TH P.M....Call office for complete Legal Description

**PROPERTY FEATURES:** Acreage Fenced, Concrete Ditches, Creek, Fishing, Garden, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking, Wooded Acreage

**TYPE LEASED LAND:** None  
**PROPERTY ACCESS:** State Highway

**COMMENTS:** Trophy hunters' paradise. Also upland, as well as water fowl hunting. The Shoshone River runs through the property. Bottom ground is in irrigated and sub irrigated pasture. Property on top of hill borders Hwy 14A. Many possible home sites overlook the river bottom. Owner will carry to qualified buyer.

**DIRECTIONS TO PROPERTY:** Powell to Byron east towards Lovell 2 miles. Right hand side of road.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Running Horse Realty (#:43)

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