

MLS #: L10003698A List Price: \$49,900

0 County Rd 3 Deaver, WY 82421



APX # ACRES: 17.4
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

AREA: N Big Horn Out of Town
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Big Horn County District #1
APX MILES FROM TOWN: 4

NATURAL GAS COMPANY: Frannie-Deaver**SEWER:** None**PRIMARY WATER TYPE:** Northwest Rural**ELECTRIC COMPANY:** Garland Light/Power**IRRIGATION FEES \$:** 0**DRAINAGE FEE YEAR:** 0**TOTAL LEASED AUMS:** 0**SPECIAL ASSESSMENTS:** No**HOA:** No**DESCRIPTION OF STRUCTURES:** None**INCLUSIONS:** None**EXCLUSIONS:** None

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

IRGCO\$: 0**IRGCOYR:** 0**SOIL TYPE:** Sandy Clay Loam**COUNTY TAX ID:** 31579802506005**TAX YEAR:** 2009**TOTAL TAX \$:** 300**TAXED W/OTHER LAND:** No**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** Yes**PARCELABLE:** Yes**MOBILES ALLOWED:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Park Co - Powell (GR-P)**SELLER FIN:** Yes**% DOWN PAYMENT:** 30**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** 17.40 AC. DES. AS: THAT PT. OF TR. 6 BEING W/2NW/4NE/4 SEC.25 (LESS A2.61 AC. PARC. IN THE SW COR THEREOF) SEC 25 T5 7 R98**PROPERTY FEATURES:** Acreage Fenced, Garden, Horse Property, Hunting, Lake View, Mountain View, Recreational, Rolling Terrain, RV Parking, Spring**TYPE LEASED LAND:** None**COMMENTS:** Unique, Unique, Unique!! Located ¼ mile east of Deaver Reservoir, these 17.4± acres of native pasture ground overlook a beautiful farming valley. Water tap available. Power goes through the property. Rolling hills and mature trees. Live water most years. No better place for a hunter or fisherman. Many building sites and mobile or modular homes are allowed.**DIRECTIONS TO PROPERTY:** NOTE: County Road 3 still exists however it has never been improved. Located on the north end of the property. DIRECTIONS TO PROPERTY: Powell to Garland, north over Coal Mine Hill to Road 2N, north to Deaver Reservoir, turn east go to east-end of Reservoir. See Running Horse sign as you look east toward the Big Horns.**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)

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