

**MLS #: L10004017A List Price: \$372,900**

90 Lane 5 W Deaver, WY 82421



**APX # ACRES:** 245  
**APX # IRRIGATED ACRES:** 98  
**APX LOT SQFT:** 0  
**RIVER/STREAM FRONT:** No  
**TOPOGRAPHY:** Rolling

**AREA:** N Big Horn Out of Town  
**NEIGHBORHOOD:** Unknown  
**SUBDIVISION:** None  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Park County District #1  
**APX MILES FROM TOWN:** 4.5

**NATURAL GAS COMPANY:** Frannie-Deaver**SEWER:** Septic**PRIMARY WATER TYPE:** Cistern**ELECTRIC COMPANY:** Big Horn Rural Electric**DRAINAGE FEE YEAR:** 0**IRRIGATION FEES \$:** 1130**SPECIAL ASSESSMENTS:** No**HOA:** No

**DESCRIPTION OF STRUCTURES:** Sitting on property is a 3 bdrm, 1 bath 1974 single wide mobile home and can go with the sale of the property. Call office for more details.

**INCLUSIONS:** Oven/range, Refrigerator, Washer/dryer, shed

**EXCLUSIONS:** Wood burning stove

**IRRIG CO:** Deaver Irrigation Dist**IRGCO\$:** 1130**IRGCOYR:** 2009**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**COUNTY TAX ID:** 3157980132301**TAX YEAR:** 2009**TOTAL TAX \$:** 775**TAXED W/OTHER LAND:** Yes**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** Yes**MOBILES ALLOWED:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Unknown**SELLER FIN:** No**DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** A portion of tracts 6 & 7, NW/4, SEC. 13; TRACT 4, TRACT 1 (LESS 550' X 600' IN NW COR.) SEC. 14 T57 R98.

**PROPERTY FEATURES:** Acreage Fenced, Dirt Ditches, Horse Property, **TYPE LEASED LAND:** None

Hunting, Irrigated, Natural Gas to Property, Production Ground,  
 Recreational, Rolling Terrain, RV Parking

**PROPERTY ACCESS:** Private Dirt Road**YIELD INFO:** 3.5 Ton Alfalfa

**COMMENTS:** This farm has been out of production for some time. It needs the weeds cleaned up and the ditches re-pulled or gated pipe brought in for irrigation. Past hay production 3.5± ton per acres and some pasture land. Lots of privacy near a paved road. Good building sites.

**DIRECTIONS TO PROPERTY:** On Hwy. 14 A (Coulter Ave.) from Powell go east to Garland and get on Hwy. 114 to Deaver. At Deaver Turn north on Hwy 310 towards Frannie and continue on Hwy 310 till you get to Lane 5 W (turn west at Woody's Auto Salvage sign). Go across railroad tracks and around the hill and 3 of the parcels are on the left and one is on the right where the old mobile home is. See attached map.

**SUBJECT TO 1031:** No

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