

MLS #: L10004018A List Price: \$51,500

0 Lane 5 W Deaver, WY 82421



APX # ACRES: 105
APX # IRRIGATED ACRES: 12
APX LOT SQFT: 0
RIVER/STREAM FRONT: Yes
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**ELECTRIC COMPANY:** REA High Plains Power**SEWER:** None **PRIMARY WATER TYPE:** None**IRRIGATION FEES \$:** 225**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**HOA:** No**INCLUSIONS:** None**EXCLUSIONS:** None**IRRIG CO:** Deaver Irrigation Dist**IRGCO\$:** 225**IRGCOYR:** 2009**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** Clay Loam**COUNTY TAX ID:** 31579801323001**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, Creek, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, Recreational, Rolling Terrain, RV Parking**TYPE LEASED LAND:** None**PROPERTY ACCESS:** County Gravel**COMMENTS:** Nice small piece of property, 105± acres with 12± acres irrigated, has some nice building sites. Close to paved roads, mountain views and lots of privacy.**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)