

MLS #: L10004019A List Price: \$68,490

127 Lane 5 W Deaver, WY 82421



APX # ACRES: 82
APX # IRRIGATED ACRES: 15
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

AREA: N Big Horn Out of Town
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 5

NATURAL GAS COMPANY: Frannie-Deaver**ELECTRIC COMPANY:** Big Horn Rural Electric**SEWER:** Septic**PRIMARY WATER TYPE:** Cistern**IRRIGATION FEES \$:** 432**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**HOA:** No

DESCRIPTION OF STRUCTURES: Sitting on the property is a 3 bedroom, 2 bath 1979 Fashion Villa, 14' X 76' and can go with the sale of the property.

INCLUSIONS: None**EXCLUSIONS:** None**IRRIG CO:** Deaver Irrigation Dist.**IRGCO\$:** 432**IRGCOYR:** 2009**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**COUNTY TAX ID:** 31579801104002**TAX YEAR:** 2009**TOTAL TAX \$:** 602**TAXED W/OTHER LAND:** No**PROPERTY RIGHTS:** Fee Simple**ADJ TO PUBLIC LAND:** No**PARCELABLE:** No**MOBILES ALLOWED:** Yes**MODULARS ALLOWED:** Yes**DETAILED ZONING:** Unknown**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** 82± ACRES DES AS: TRACTS 1 & 4 SEC. 11; SEC 14 T57 R98

PROPERTY FEATURES: Corner Lot, Dirt Ditches, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Production Ground, Recreational, Rolling Terrain, RV Parking

TYPE LEASED LAND: None**PROPERTY ACCESS:** County Gravel

COMMENTS: This 82± acres has 15± irrigated acres. Property has a 1979 mobile home on it and a large root cellar. Lots of possibilities with this property, great wide open spaces with scenic mountain view and 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)