

**MLS #: L10004874A List Price: \$105,900**

90 Lane 5 W Deaver, WY 82421



**APX # ACRES:** 40  
**APX # IRRIGATED ACRES:** 34.2  
**APX LOT SQFT:** 0  
**RIVER/STREAM FRONT:** No  
**TOPOGRAPHY:** Rolling

**UNIT # OR LOT #:** #4  
**AREA:** N Big Horn Out of Town  
**NEIGHBORHOOD:** Unknown  
**SUBDIVISION:** None  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Big Horn County District #1  
**APX MILES FROM TOWN:** 5

**NATURAL GAS COMPANY:** Frannie-Deaver  
**SEWER:** None **PRIMARY WATER TYPE:** None  
**DRAINAGE FEE YEAR:** 0  
**SPECIAL ASSESSMENTS:** No

**ELECTRIC COMPANY:** Big Horn Rural Electric  
**IRRIGATION FEES \$:** 880  
**HOA:** No

**INCLUSIONS:** None

**EXCLUSIONS:** none

**IRRIG CO:** Deaver/Frannie **IRGCO\$:** 880 **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:** Yes **% DOWN PAYMENT:** 30 **AMORT YEARS:** 20 **INTEREST %:** 6  
**BALLOON IN YEARS:** 5 **DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** TBD, to be surveyed and legal description to be provided by survey company. Covenants being developed.

**PROPERTY FEATURES:** Garden, Horse Property, Hunting, Irrigated, Mountain View, Production Ground, Recreational, Rolling Terrain, RV Parking  
**TYPE LEASED LAND:** None  
**PROPERTY ACCESS:** County Gravel

**COMMENTS:** Those who enjoy open spaces and country living, this could be your new home! 40+- acres with 35+- acres irrigated. Enter property off of County Road west. Covenants being developed. Possible owner financing!

**DIRECTIONS TO PROPERTY:** On Hwy. 14A (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 until you get to Lane 5 W (turn west at Woody's Auto Salvage sign). Go across the railroad tracks and around the hill, the parcel east and adjacent to the little white house. See attached map.

**SUBJECT TO 1031:** Yes

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

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