

MLS #: L10004876A List Price: \$129,900

90 Lane 5 W Deaver, WY 82421



APX # ACRES: 125
APX # IRRIGATED ACRES: 20
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

UNIT # OR LOT #: #5
AREA: N Big Horn Out of Town
NEIGHBORHOOD: Unknown
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Big Horn County District #1
APX MILES FROM TOWN: 4.5

NATURAL GAS COMPANY: Frannie-Deaver**ELECTRIC COMPANY:** Big Horn Rural Electric**SEWER:** Septic**PRIMARY WATER TYPE:** Cistern**IRRIGATION FEES \$:** 631**DRAINAGE FEE YEAR:** 0**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\$:** 631**IRGCOYR:** 2009**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**SOIL TYPE:** ClayLoam**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:** Yes**% DOWN PAYMENT:** 30**AMORT YEARS:** 20**INTEREST %:** 6**BALLOON IN YEARS:** 5**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** A portion of parcel 4 & 5 to be surveyed off and legal provided by the Survey Company. Covenants being developed.**PROPERTY FEATURES:** Acreage Fenced, Dirt Ditches, Horse Property, **TYPE LEASED LAND:** None

Hunting, Irrigated, Natural Gas to Property, Production Ground,

PROPERTY ACCESS: County Gravel

Recreational, Rolling Terrain, RV Parking

YIELD INFO: 3.5 Ton Alfalfa

COMMENTS: Rural parcel with lots of possibilities for those who enjoy wide open spaces. Great for horses or the kids 4-H projects. 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 the 3 parcels are on the left, see attached map.

SUBJECT TO 1031: Yes**OFFICE NAME:** Running Horse Realty (#:43)