

MLS #: L10004877A List Price: \$119,900

90 Lane 5 W Deaver, WY 82421



APX # ACRES: 80
APX # IRRIGATED ACRES: 43
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

UNIT # OR LOT #: #6
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
SEWER: None
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

PRIMARY WATER TYPE: None

ELECTRIC COMPANY: Big Horn Rural Electric
IRRIGATION FEES \$: 770

HOA: No

INCLUSIONS: None

EXCLUSIONS: None

IRRIG CO: Deaver Irrigation Dist
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 770

IRGCOYR: 2009

SOIL TYPE: Clay Loam

COUNTY TAX ID: 3157980132301
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: Yes

TAX YEAR: 2009
ADJ TO PUBLIC LAND: No
MODULARS ALLOWED: Yes

TOTAL TAX \$: 775
TAXED W/OTHER LAND: Yes
PARCELABLE: Yes
DETAILED ZONING: Unknown

SELLER FIN: No
BALLOON IN YEARS: 5

% DOWN PAYMENT: 30

AMORT YEARS: 20
DISCLOSURES: Yes

INTEREST %: 6

LEGAL DESCRIPTION: TBD, To be surveyed and Legal description to be provided by Survey Company. Covenants being developed.

PROPERTY FEATURES: Acreage Fenced, Dirt Ditches, Horse Property, Hunting, Irrigated, Natural Gas to Property, 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. 80± acres with 43± acres irrigated. Enter property off of County Road west. Covenants being developed, see map attached.

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 parcel is on the left behind the little white house.

SUBJECT TO 1031: Yes

OFFICE NAME: Running Horse Realty (#:43)

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