

MLS #: L10005792A List Price: \$800,000

0 None assigned Lovell, WY 82431

**APX # ACRES:** 667**APX # IRRIGATED ACRES:** 350**APX LOT SQFT:** 0**RIVER/STREAM FRONT:** Yes**TOPOGRAPHY:** Rolling**AREA:** N Big Horn Out of Town**SUBDIVISION:** Unknown**COUNTY:** Big Horn**SCHOOL DISTRICT:** Big Horn County District

#3

APX MILES FROM TOWN: 22**NATURAL GAS COMPANY:** None**SEWER:** None**DRAINAGE FEE YEAR:** 0**SPECIAL ASSESSMENTS:** No**ELECTRIC COMPANY:** Big Horn Rural Electric**PRIMARY WATER TYPE:** Spring**IRRIGATION FEES \$:** 0**HOA:** No**HOA \$:** 0**INCLUSIONS:** Some gated pipe**EXCLUSIONS:** Transfer of B.L.M. lease subject to owner's approval.**IRRIG CO:** Greybull**IRGCOYR2:** 0**IRGCOYR3:** 0**IRGCOYR4:** 0**IRGCO\$:** 0**IRGCOYR:** 2010**SOIL TYPE:** Silty Clay Loam**COUNTY TAX ID:** 54-94-351-0001400**PROPERTY RIGHTS:** Fee Simple**MOBILES ALLOWED:** Yes**TAX YEAR:** 2009**TOTAL TAX \$:** 932.54**ADJ TO PUBLIC LAND:** Yes**MODULARS ALLOWED:** Yes**TAXED W/OTHER LAND:** Yes**PARCELABLE:** Yes**DETAILED ZONING:** Basin Mixed Agricultural**SELLER FIN:** No**DISCLOSURES:** Yes**LEGAL DESCRIPTION:** SE4NE4 to center of river 35 54 94 36 AC SD55-451 PAT.#49-87-0014. S2SW4:SW4SE4:NE4SW4: Lots 2-3 25 54 94: Lot 4 26 54 94: NE4NE4 35 54 94 312 AC SD63-242 PERSONAL PROPERTY. Lot 46(was lot 45) 36 54 94 320 AC PAT#49-87-0014 SD55-451.**PROPERTY FEATURES:** Acreage Fenced, Adj to BLM, Dirt Ditches, **TYPE LEASED LAND:** NoneFishing, Horse Property, Hunting, Irrigated, Loafing Shed, Mountain View, **PROPERTY ACCESS:** County Gravel

Production Ground, Recreational, River Frontage, Rolling Terrain, RV

Parking

YIELD INFO: Hay 4.5+/- and Barley 120+/-**COMMENTS:** The Sheep Mountain Ranch in the Big Horn River Valley in NW WY east of Lovell. This beautiful & remote 667+/- acre ranch is circled by BLM lands, spectacular mt. views & a 3/4± mile of the Big Horn River that runs by it. The river & creek provides year round water. 350± acres of irrigation for fertile soil.**DIRECTIONS TO PROPERTY:** From Lovell go east on Hwy. 14A across the causeway and turn right on Crystal Creek Road. Go about 12 miles and as the road turns east 400± acres an home property is directly in front of you on the south. For the remaining 667± acres go about 2.5 miles, the oasis you see as you come over the hill is the property.**SUBJECT TO 1031:** No**OFFICE NAME:** Running Horse Realty (#:43)