

MLS #: F10002142A List Price: \$245,000

341 Road 1 Deaver, WY 82421



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 2005
APX TOTAL SQFT: 2325

AREA: N Big Horn Out of Town
COUNTY: Big Horn
SCHOOL DISTRICT: Big Horn County District #1
APX MILES FROM TOWN: 2

APX ABOVE GRADE SQFT: 2325 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 3 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG SEWER/MO \$: 0 **AVG WATER/MO \$:** 3.75 **AVG ELECTRIC/MO \$:** 50 **AVG GARBAGE/MO \$:** 0
NATURAL GAS COMPANY: Frannie-Deaver **ELECTRIC COMPANY:** Big Horn Rural Electric
SEWER: Septic **PRIMARY WATER TYPE:** Cistern **COOLING TYPE:** Central Air
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Natural Gas

BLDGTYPE: Storage **BLDGYRBT:** 0
BLDGYRBT2: 0
BLDGYRBT3: 0

% MINERAL RIGHTS INCLUDED: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Dining Rm	M				
Kitchen	M		Office	M				
Full Bath	M		Family Rm	M				
Bedroom 2	M							
Bedroom 3	M	Double Bedroom						
Laundry	M							

ADDITIONAL ROOM INFO: Outdoor benefits awesome views of the Pryor Mts, watch wildlife as herds of deer, large bucks and sand hill cranes frequent the property.

INCLUSIONS: Refrigerator, microwave, disposal, gas stove with oven, dishwasher, washer & dryer, storage building, 3 boxes laminated flooring, garage shelves & storage cupboards.

EXCLUSIONS: None

RIVER/STREAM FRONT: No **APX # ACRES:** 80 **APX # IRRIGATED ACRES:** 27.37
IRRIGCO: Deaver Frannie Irr **IRRICOST:** 600 **IRRIGCOYR:** 2008
IRRIGCOYR2: 0
IRRIGCOYR3: 0
IRRIGCOYR4: 0

SOIL TYPE: Sandy clay loam - clay loam

COUNTY TAX ID: 57970050003 **TAX YEAR:** 2007 **TOTAL TAX \$:** 878.06 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** Yes
DRAINAGE FEES: 515 **DRAINAGE FEE YEAR:** 2009
DETAILED ZONING: Town of Frannie - Not Zoned
SELLER FIN: No **DISCLOSURES:** Yes

LEGAL DESCRIPTION: UNIT C SEC 5 TWN 57 RNG 97 BIG HORN COUNTY, WY. 80+- ACRES

CONSTRUCTION: Mobile/Manufactured, On Permanent Foundation **GARAGE/TYPE STALLS:** Attached-3 Stalls
EXTERIOR SIDING: Vinyl **FIREPLACE TYPE:** None
ROOF: Composition Shingle **HEATING STOVE TYPE:** Gas
TOPOGRAPHY: Rolling **BASEMENT TYPE:** None
TYPE OF LEASED LAND: Private **INTERIOR FEATURES:** Breakfast Bar, Ceiling Fans, Disposal, Garage Door Opener, Mud Room, Satellite Dish, Skylights, Walk-in Closet(s)
EXTERIOR FEATURES: Acreage Fenced, Deck/Patio, Dirt Ditches, Garden, Horse Property, Hunting, Irrigated, Mountain View, Natural Gas to Property, Recreational, RV Parking, Shop, Sprinklers, Manual, Storage Building
PROPERTY ACCESS: County Gravel

COMMENTS: Wyoming Horse Property – 80± acres 2 miles south of the Montana border, half way between the lively towns of Billings, MT and Cody, WY. (70± miles each way). Beautiful home, plentiful wild-life, friendly neighbors, mountain views, peaceful setting but easily accessible On

school bus route. Miles and miles of trails near-by for horseback riding or 4-wheelers. Home is on a permanent foundation.

DIRECTIONS TO PROPERTY: From Powell take hwy 14 A to 114 A to Deaver. Turn on Hwy 310 towards Frannie go 5 miles, then turn east on lane 3 go one mile to Rd 1. 1/4 mile east side of Road. #341

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#43)

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