

**MLS #: R10004020A List Price: \$72,900**

130 Lane 5 W Deaver, WY 82421



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 1  
**TOTAL # BATHS:** 1  
**APX YEAR BUILT:** 1950  
**APX TOTAL SQFT:** 636  
**ADDITIONAL LIVING UNITS:** No

**AREA:** Powell Out of Town  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Big Horn County District #1  
**APX MILES FROM TOWN:** 5

**APX ABOVE GRADE SQFT:** 636      **APX BELOW GRADE SQFT:** 0      **# FULL BATHS:** 1      **# HALF BATHS:** 0      **# 3/4 BATHS:** 0  
**AVG WATER/MO \$:** 0  
**NATURAL GAS COMPANY:** Frannie-Deaver      **ELECTRIC COMPANY:** Big Horn Rural Electric  
**SEWER:** Septic      **PRIMARY WATER TYPE:** Cistern      **COOLING TYPE:** None  
**PRIMARY HEAT:** Baseboard      **PRIMARY FUEL TYPE:** Electric  
**ASSESSMENT \$:** 0      **HOA:** No      **IRRIGATION FEES \$:** 84.60      **OTHER \$:** 0

**BLDGTYPE:** Chicken House      **BLDGCNST:** Frame      **BLDGYRB:** 0  
**BLDGYRB2:** 0  
**BLDGYRB3:** 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Kitchen	M		Full Bath	M	
Mstr Bdrm	M		Bedroom 2	M				

**ADDITIONAL ROOM INFO:** Crawl space in shed on west side of house

**INCLUSIONS:** None

**EXCLUSIONS:** Washer & dryer

**APX # IRRIGATED ACRES:** 4.5      **APX # ACRES:** 7.57      **APX LOT SQFT:** 0  
**COUNTY TAX ID:** 31579801323001      **TAX YEAR:** 2009      **TOTAL TAX \$:** 775      **TAXED W/OTHER LAND:** Yes  
**PROPERTY RIGHTS:** Fee Simple      **PARCELABLE:** No      **ADJ TO PUBLIC LAND:** No      **RIVER/STREAM FRONT:** No  
**DETAILED ZONING:** Unknown  
**SELLER FIN:** No      **DISCLOSURES:** Yes  
**LEGAL DESCRIPTION:** 7.57± ACRES IN THE NW COR. OF TRACT 1 SEC. 14 T57 R98

**CONSTRUCTION:** Frame      **BASEMENT TYPE:** None  
**EXTERIOR SIDING:** Asbestos      **HEATING STOVE TYPE:** Electric  
**ROOF:** Composition Shingle      **FIREPLACE TYPE:** None  
**GARAGE/TYPE STALLS:** None  
**EXTERIOR FEATURES:** Acreage Fenced, Corner Lot, Dirt Ditches, Horse Property, Hunting, Irrigated, Loafing Shed, Mountain View, Natural Gas to Property, Production Ground, Recreational, Rolling Terrain, RV Parking  
**PROPERTY ACCESS:** County Gravel

**COMMENTS:** Nice corner lot with 4.5± irrigated acres and total acres of 7.57±. Secluded, great mountain views. House has recently had some upgrades - new roof, new front & back door, new flooring, new kitchen sink & counter top and new paint inside and out. Good horse property. Comes with new septic.

**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 3 of the parcels are on the left and one is on the right where the old mobile home is. See attached map.

**SUBJECT TO 1031:** No

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