

**MLS #: F10005793A List Price: \$400,000**

2150 Crystal Creek Rd Lovell, WY 82431



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 1  
**APX YEAR BUILT:** 1930  
**APX TOTAL SQFT:** 1410

**AREA:** N Big Horn Out of Town  
**COUNTY:** Big Horn  
**SCHOOL DISTRICT:** Big Horn County District #3  
**APX MILES FROM TOWN:** 22

**APX ABOVE GRADE SQFT:** 1230    **APX BELOW GRADE SQFT:** 180    **# FULL BATHS:** 1    **# HALF BATHS:** 0    **# 3/4 BATHS:** 0  
**AVG SEWER/MO \$:** 0    **AVG GAS/MO \$:** 0    **AVG WATER/MO \$:** 0    **AVG ELECTRIC/MO \$:** 106    **AVG GARBAGE/MO \$:** 0  
**NATURAL GAS COMPANY:** None    **ELECTRIC COMPANY:** Big Horn Rural Electric  
**SEWER:** Septic    **PRIMARY WATER TYPE:** Well    **COOLING TYPE:** None  
**PRIMARY HEAT:** Stove    **SECONDARY HEAT:** Fireplace    **PRIMARY FUEL TYPE:** Propane    **SECONDARY FUEL TYPE:** Wood

**BLDGTYPE:** Open Face Sheds    **BLDGCNST:** Frame    **BLDGYRBT:** 0  
**BLDGTYPE2:** Barn    **BLDGCNST2:** Frame    **BLDGYRBT2:** 0  
**BLDGYRBT3:** 0

**% MINERAL RIGHTS INCLUDED:** 0  
**TYPE OF LEASE 1:** BLM

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Bedroom 2	M		Extra Rm		
Mstr Bdrm	M		Bedroom 3	M		Extra Rm		
Kitchen	M		Dining Rm	M				
Full Bath	M							

**INCLUSIONS:** Some gated pipe.

**EXCLUSIONS:** Personal Property

**RIVER/STREAM FRONT:** Yes    **APX # ACRES:** 400    **APX # IRRIGATED ACRES:** 125  
**IRRIGCO:** None    **IRRIGCOST:** 0    **IRRIGCOYR:** 0  
**IRRIGCO2:** Crystal Creek    **IRRIGCOST2:** 0    **IRRIGCOYR2:** 0  
**IRRIGCO3:** 0    **IRRIGCOST3:** 0    **IRRIGCOYR3:** 0  
**IRRIGCOYR4:** 0

**SOIL TYPE:** Silty Clay Loam

**COUNTY TAX ID:** 54-94-013-0001900    **TAX YEAR:** 2009    **TOTAL TAX \$:** 659.90    **TAXED W/OTHER LAND:** Yes  
**PROPERTY RIGHTS:** Fee Simple    **ADJ TO PUBLIC LAND:** Yes    **PARCELABLE:** Yes  
**DRAINAGE FEES:** 0    **DRAINAGE FEE YEAR:** 0    **TOTAL LEASED AUMS:** 0  
**DETAILED ZONING:** Basin Mixed Agricultural    **DISCLOSURES:** No  
**SELLER FIN:** No

**LEGAL DESCRIPTION:** Lots 39 & 11 1 54 94: Lots 6-7: SE4SW4:SW4SE4 6 54 93 311 AC SD76-904/SD78-963/SD97-1640

**CONSTRUCTION:** Frame    **GARAGE/TYPE STALLS:** None  
**EXTERIOR SIDING:** Brick, Hardboard    **FIREPLACE TYPE:** Wood  
**ROOF:** Composition Shingle    **HEATING STOVE TYPE:** Gas, Wood  
**TOPOGRAPHY:** Rolling    **BASEMENT TYPE:** Partial  
**TYPE OF LEASED LAND:** BLM    **BASEMENT COMPLETION:** Partly Finished  
**EXTERIOR FEATURES:** Adj to BLM, Corrals, Creek, Garden, Horse Property, Hunting, Irrigated, Loafing Shed, Mountain View, Production Ground, Recreational, Rolling Terrain, RV Parking, Storage Building  
**INTERIOR FEATURES:** Breakfast Bar, Vaulted Ceilings, Wood Floors  
**PROPERTY ACCESS:** County Gravel

**COMMENTS:** The Sheep Mountain Ranch is located in the Big Horn River Valley in NW WY east of Lovell. This beautiful & remote 400± acre ranch is circled by BLM lands with spectacular Mt. views. The Crystal Creek provides year around water for cattle, sheep & irrigation for 125± acres of fertile soil. This property includes a 3 bed/1 bath home currently being remodeled. Corrals & out buildings.

**DIRECTIONS TO PROPERTY:** From Lovell go east on Hwy. 14A across the causeway and turn right on Crystal Creek Rd. Go about 12 miles and as