

MLS #: L10012163A (Active) List Price: \$259,000

0 Hwy 14 Greybull, WY 82426



Potential Uses: Residential,
Agricultural, Recreational
Apx Deeded Acres: 74
Apx Irrigated Acres: 40
River/Stream Front: No
Topography: Rolling

Area: S Big Horn Out of Town
Subdivision: None
County: Big Horn
School District: Big Horn County
District #3
Apx Miles from Town: 7

Natural Gas Company: None**Electric Company:** Big Horn Rural Electric**Sewer:** None**Primary Water Type:** S.B.H.Cty.Rural**Irrigation Fees \$:** 400**Special Assessments:** No**HOA:** No**Inclusions:** None**Exclusions:** None**Irrig Co:** Whaley Ditch**IrgCo\$:** 400**IrgCoYr:** 2016**County Tax ID:** 52-92-005-00056**Taxes TBD:** Yes**Tax Year:** 2016**Total Tax \$:** 195.43**Taxed w/Other Land:** No**Property Rights:** Fee Simple**Adj to Public Land:** Yes**Parcelable:** No**Mobiles Allowed:** Yes**Modulars Allowed:** Yes**Detailed Zoning:** Big Horn County - Not Zoned**Seller Fin:** No**Disclosures:** Yes**Legal Description:** LOTS 1 & 2 LESS 1.5 AC & LESS 3.42 AC ON W SIDE LOT 2 LESS .05 TO HWY 5 52 92 76 MF21-1667/MF22-1096**Road Access:** Public**Road Maintenance:** Public**Road Surface:** Paved (Asphalt/Concrete)

Property Features: Acreage Fenced, Adj to BLM, Dirt Ditches,
Horse Property, Hunting, Mountain View, Production Ground,
Recreational, Rolling Terrain, RV Parking

Type Leased Land: None**Has Structure:** No**Yield Info:** 3-5+/- ton hay

Comments: In the middle of Shell Valley on 74+/- acres w/40+/- irrigated. Beautiful mountain views, privacy and accessible. This property offers irrigated pasture, deer, pheasants, turkeys + plenty of trees, brush and wet area. All services available except natural gas.

Directions to Property: East from Greybull on Hwy 14 toward Shell approx. 7 miles, property will be on the left.

Subject to 1031: No**Office Name:** Running Horse Realty (#.43)**Listing Office:** Running Horse Realty (#.43)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: L10012163A