

**MLS #: L10012959A (Active) List Price: \$40,000****330 Road 2 North Deaver, WY 82421**

**Potential Uses:** Residential,  
Recreational  
**Apx Deeded Acres:** 37  
**Apx Irrigated Acres:** 0  
**Apx Lot SqFt:** 1611720  
**Front Feet:** 1037  
**Depth Feet:** 1325  
**River/Stream Front:** No  
**Topography:** Rolling

**Area:** N Big Horn Out of Town  
**Neighborhood:** Unknown  
**Subdivision:** None  
**County:** Park  
**School District:** Big Horn County  
District #1  
**Apx Miles from Town:** 4

**Natural Gas Company:** In Area**Electric Company:** Big Horn Rural Electric**Sewer:** Septic Tank**Primary Water Type:** Cistern**Irrigation Fees \$:** 0**Drainage Fees:** 0**Drainage Fee Year:** 0**Total Leased AUMS:** 0**Special Assessments:** No**HOA:** No**HOA \$:** 0.00**Description of Structures:** Storage shed**Inclusions:** none**Exclusions:** Seller's personal property**Irrig Co:** none**IrgCo\$:** 0**IrgCoYr:** 2017**County Tax ID:** R0015012**Taxes TBD:** No**Tax Year:** 2017**Total Tax \$:** 119.25**Taxed w/Other Land:** No**Property Rights:** Fee Simple**Adj to Public Land:** No**Parcelable:** No**Mobiles Allowed:** Yes**Modulars Allowed:** Yes**Detailed Zoning:** Unknown**Seller Fin:** No**% Down Payment:** x**Amort Years:** x**Interest %:** xxx**Balloon in Years:** x**Disclosures:** Yes**Legal Description:** 37.04 AC DES AS: TRACT 1 EXCEPT THAT PART KNOWN AS THE NE/4NE/4 SEC 23 T57 R98**Road Access:** Public**Road Maintenance:** Public**Road Surface:** Unpaved (Dirt/Gravel)

**Property Features:** Acreage Fenced, Corrals, Horse Property,  
Mountain View, Recreational, Rolling Terrain, RV Parking,  
Storage Building

**Type Leased Land:** None**Has Structure:** Yes

**Comments:** 37+/- acres with electricity, cistern and septic on site, this shady spot is a great location for building a residence or parking the camper for long weekends. Deaver Reservoir is just over the hill with walleye fishing and recreation. The property features a storage shed, corrals and a fenced area with natural vegetation providing limited grazing. School bus stops right at the driveway.

**Directions to Property:** Two miles west of Deaver on Hwy 14A, turn north on R2N. Continue 3 miles going around the Deaver Reservoir. Property on the left just before R3N.,

**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.

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