

**MLS #: L10013045A (Active) List Price: \$81,000****0 Lane 9 Cowley, WY 82420**

**Potential Uses:** Residential, Agricultural, Recreational  
**Apx Deeded Acres:** 18  
**Apx Irrigated Acres:** 18  
**Apx Lot SqFt:** 784080  
**Depth Feet:** 20  
**River/Stream Front:** Yes  
**Topography:** Flat, Rolling

**Area:** N Big Horn Out of Town  
**Subdivision:** None  
**County:** Big Horn  
**School District:** Big Horn County District #1  
**Apx Miles from Town:** 3

**Natural Gas Company:** Mon-Dak Utilities**Electric Company:** Big Horn Rural Electric**Sewer:** Septic Needed**Primary Water Type:** Northwest Rural**Irrigation Fees \$:** 360**Special Assessments:** No**HOA:** No**Description of Structures:** Old hog farm with some tanks for grain storage, mostly in need of cleanup**Inclusions:** Gates, fences on property.**Exclusions:** Personal property of Seller**Irrig Co:** Sidon**IrgCo\$:** 360**IrgCoYr:** 2017**County Tax ID:** 57-96-031-00149**Taxes TBD:** No**Tax Year:** 2017**Total Tax \$:** 354.86**Taxed w/Other Land:** No**Property Rights:** Fee Simple**Adj to Public Land:** No**Parcelable:** No**Mobiles Allowed:** Yes**Modulars Allowed:** Yes**Detailed Zoning:** Cowley - R-1 District**Seller Fin:** No**Disclosures:** Yes**Legal Description:** LOT 8 31 57 96 18 AC BK354-726 C-112, SID-112 Personal Property**Road Access:** Public**Road Maintenance:** Public**Road Surface:** Unpaved (Dirt/Gravel)

**Property Features:** Acreage Fenced, Creek, Dirt Ditches, Flat Terrain, Horse Property, Hunting, Mountain View, Natural Gas to Property, Production Ground, Rolling Terrain, RV Parking, Wooded Acreage  
**Type Leased Land:** None

**Has Structure:** Yes**Yield Info:** Pasture 10 head horses or put up hay depending on management**Comments:** Nice property on 18+/- irrigated acres to build and run some animals or grow crops. All services nearby. Also a lot of cover for Deer or birds.**Directions to Property:** Heading west out of Cowley turn left onto Cannery Road, Proceed about 1 mile, cross Sage Creek heading South go about 1/2 mile, turn right before Railroad tracks, head West on gravel 1/4 mile, you are at property. Also return to Railroad crossing, cross over heading south, turn right at first turn, proceed west on gravel Road 1/2 mile, property is on right fenced area of trees, brush, and grass.**Subject to 1031:** No**Office Name:** Running Horse Realty (#:43)**Listing Office:** Running Horse Realty (#:43)

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